

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH THE INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Lomita

**PHA Number:** ca139

**PHA Fiscal Year Beginning:**(mm/yyyy) 07/2002

**PHA Plan Contact Information:**

Name: Greg McPherron

Phone: (310) 325 - 7110

TDD:

Email (if available): g.mcpherron@lomita.com

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

**PHA Programs Administered :**

☒ Public Housing and Section 8      ☐ Section 8 Only      ☐ Public Housing Only

## Annual PHA Plan Fiscal Year 2002

[24CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

- i. Executive Summary (optional)
- ii. Annual Plan Information
- iii. Table of Contents

<b>Contents</b>	<b><u>Page #</u></b>
<b>Annual Plan</b>	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	4
C. Criteria for Substantial Deviations and Significant Amendments	5
<b>Attachments</b>	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/> Attachment _____ Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment G: Progress in Meeting 5 - Year PHA Goals Fiscal Years 2001 - 2004	
Attachment H: Schedule of Flat Rents	
Attachment I: Results of Voluntary Conversion Required Initial Assessments	

## **ii. Executive Summary**

[24 CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of the City of Lomita administers 66 Section 8 vouchers and owns a 78-unit elderly/disabled housing development which is managed by the Housing Authority of the County of Los Angeles. The contents of the Annual Plan reflect the current state of operations and management of the Section 8 and public housing programs. It also contains an attachment regarding the progress in meeting 5-year goals. Due to the Community Service Requirement being suspended by HUD, the Admissions and Continued Occupancy Policy is included as an attachment to reflect this change. Additionally, the Housing Choice Voucher Program Administrative Plan is also included as an attachment.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority will retain its current Pet Policy for elderly/disabled residents. The new HUD Appropriations bill has officially suspended the Community Service Requirement. The Housing Authority of the City of Lomita did not implement this requirement FY 2001 for Lomita Manor residents as they meet the exemption criteria delineated by HUD.

## **2. Capital Improvement Needs**

[24 CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$131,535

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

## **3.D. Emolition and Disposition**

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

## 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24CFR Part 903.79(k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component. PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$

\_\_\_\_\_

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.79(r)]

**A. Resident Advisory Board (RAB) Recommendation and PHA Response**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment (Filename) F

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included
- ☐ Yes ☐ No: below or
- ☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_\_.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment F.

☐ Other:(list below)

## B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Los Angeles Urban County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

The City of Lomita falls within the jurisdiction of the Consolidated Plan for the Los Angeles Urban County.

The goal of the Los Angeles Urban County program is to provide decent housing, a suitable living environment and expanded opportunities for its lower - and moderate -income residents. PHA activities that are consistent with the Consolidated Plan initiatives include providing Section 8 rental assistance to eligible City of Lomita residents through the Program Administrator.

☐ Other:(list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

It is the intent of the Housing Authority of the City of Lomita to adhere to the goals and objectives outlined in the 5-year strategic plan. However, the plan will be modified and re-submitted to HUD if a significant deviation from program goals and objectives occurs. Significant deviation is defined by the Housing Authority as follows:

- A change in Program Administration
- A significant increase or decrease in program funding
- A significant change in the local economy, i.e., economic recession.
- A need to respond to events beyond the Housing Authority's controls such as an earthquake, civil unrest or other unforeseen events.
- A mandate from local government officials, specifically the governing body of the Housing Authority, to change the direction (goals and objectives) of the program.

#### **B. Significant Amendment or Modification to the Annual Plan:**

A significant amendment to the PHA one-year Agency Plan is defined as a change in program policy or procedure that would significantly impact program applicants or participants. This includes any revision to the PHA's Administrative Plan and/or Occupancy Policy that would change a policy or procedure contained in the PHA's Agency Plan.



**Attachment A****Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<b>X</b>	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
<b>X</b>	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHA as participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
<b>X</b>	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
<b>X</b>	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



<b>Attachment B</b> <b>CAP139-001</b> <b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita		Grant Type and Number Capital Fund Program: CFP-501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending : <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$6,535			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$100,000			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	\$131,535			

<b>Attachment B</b> <b>CAP139-001</b> <b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita		Grant Type and Number Capital Fund Program: CFP-501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending : <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				







Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Hou sing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717		Grant Type and Number Capital Fund Program CA16P139-501-00		Federal FY of Grant:  2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations	\$12,898	(\$12,898)	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$5,000	(\$5,000)	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$10,500	\$23,398	\$23,398	\$17,857
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$37,696
10	1460 Dwelling Structures	\$96,583	\$101,583	\$101,583	\$0
11	1465.1 Dwelling Equipment — Nonexpendable	\$4,000	\$4,000	\$4,000	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$128,981	\$128,981	\$128,981	\$55,553
	Amount of line 17 Related to LB P Activities				
	Amount of line 17 Related to Section 504 compliance	\$19,583	\$19,583	\$19,583	\$19,583

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Capital Fund Program CA16P139-501-00		Federal FY of Grant:  2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line 17 Related to Security --Soft Costs				
	Amount of Line 17 related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name : Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Capital Fund Program CA16P139 -501-00				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
ADMIN									
Administrative									
	Non-technical Salaries		1410	100%	\$5,000	(\$5,000)	\$0	\$0	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName : Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Capital Fund Program CA16P139 -501-00				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
<b>SUBTOTAL</b>					<b>\$5,000</b>	<b>(\$5,000)</b>	<b>\$0</b>	<b>\$0</b>	Funds transferred to Dwelling Structure
CA1406	Operations		1406	100%	\$12,898	(\$12,898)	\$0	\$0	
<b>SUBTOTAL</b>					<b>\$12,898</b>	<b>(\$12,898)</b>	<b>\$0</b>	<b>\$0</b>	Funds transferred to Fees & Costs
1430	Fees & Costs		1430	100%	\$10,500	\$12,898	\$23,398	\$17,857	
<b>SUBTOTAL</b>					<b>\$10,500</b>	<b>\$12,898</b>	<b>\$23,398</b>	<b>\$17,857</b>	
Dwelling Structure									
	Install awnings on 28 units (Contract)		1460	28	\$32,000	\$5,000	\$36,000	\$18,113	On August 20, 2001 a contract was executed with ANR Industries to complete

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName : Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			Grant Type and Number Capital Fund Program CA16P139 -501-00				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
									construction. Construction is 80% completed.
	Water seal balconies & waterproof wood on 56 units (Contract)		1460	56	\$20,000	\$0	\$20,000	\$0	
	Install E - Brace on 12 balconies (Contract)		1460	12	\$25,000	\$0	\$25,000	\$0	
	Install exterior doors with windows per ADA in six units (Contract)		1460	6	\$19,583	\$0	\$19,583	\$19,583	
	Install smoke alarms in bathrooms (Contract)		1465	100%	\$4,000	\$0	\$4,000	\$0	
					<b>\$100,583</b>	<b>\$5,000</b>	<b>\$105,583</b>	<b>\$55,553</b>	
<b>SUBTOTAL</b>									
<b>TOTAL</b>					<b>\$128,981</b>	<b>\$17,898</b>	<b>\$128,981</b>	<b>\$55,553</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City of Lomita			Grant Type and Number Capital Fund Program CA16P139-501-00			Federal FY of Grant : 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Administrative							
	3/2002		N/A	9/2003		N/A	Funds were transferred to Dwelling Structure
Operations							
	3/2002		N/A	9/2003		N/A	Funds were transferred to Fees & Costs
Fees & Costs	3/2002		6/30/01	9/2003			
Construction Activity	3/2002		8/30/01	9/2003			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>			
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717		Grant Type and Number Capital Fund Program CA16P139-501-01	Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )			
X Performance and Evaluation Report For Period Ending 12/31/01 Final Performance and Evaluation Report			

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CGP Funds				
2	1406 Operations				
	1408 Management Improvements				
4	1410 Administration	\$5,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,981			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$80,554			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$30,000			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>\$131,535</b>			
	Amount of line 17 Related to LBP Activities				
	Amount of line 17 Related to Section 504 compliance				
	Amount of line 17 Related to Security — Soft Costs				
	Amount of Line 17 related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHA Name: Housing Authority of the City of Lomita 24300 Narbonne Ave., Lomita, CA 90717			<b>Grant Type and Number</b> Capital Fund Program CA16P139 -501-01				<b>Federal FY of Grant:</b> 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
ADMIN									
Administrative									
	Non-technical Salaries		1410	100%	\$5,000				
<b>SUBTOTAL</b>					<b>\$5,000</b>				
Fees & Costs	Construction Services		1430	100%	\$15,981				
<b>SUBTOTAL</b>					<b>\$15,981</b>				
Dwelling Structure									
	Termite abatement		1460	2 Buildings	\$27,554				
	Install boiler pad on roof		1460	1	\$20,000				
	Install grab bars behind toilets		1460	77	\$8,000				
	Install knee bracing on balconies		1460	2	\$25,000				
	Relocate residents for fumigation		1495	77	\$30,000				
<b>SUBTOTAL</b>					<b>\$110,554</b>				
<b>TOTAL</b>					<b>\$131,535</b>				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Housing Authority of the City Of Lomita			Grant Type and Number Capital Fund Program CA16P139-501-01			Federal FY of Grant : 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Administrative	3/2003			9/2004			
Fees & Costs	3/2003			9/2004			
Construction Activity	3/2003			9/2004			



## Attachment C

### Capital Fund Program 5 - Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b> CA16-P139-001	<b>Development Name</b> Housing Authority of the City of Lomita	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>CFP-501-03</b>		
Management Improvements	\$10,000	July, 2005
Administration	\$5,000	July, 2005
Fees & Costs	\$15,000	July, 2005
Install sprinkler system for garden area	\$10,000	July, 2005
Replace doorbells in all units	\$15,000	July, 2005
Replace exhaust fans in bathroom	\$13,981	July, 2005
<b>CFP-501-04</b>		
Management Improvements	\$10,000	July, 2006
Administration	\$5,000	July, 2006
Fees & Costs	\$15,000	July, 2006
Install TV antenna dish	\$5,000	July, 2006
Replace medicine cabinets	\$3,000	July, 2006
Replace gutters and downspouts	\$10,000	July, 2006
Replace 40 feet of sewer line	\$10,000	July, 2006

<b>CFP-501-05</b>		
Management Improvements	\$10,000	July, 2007
Administration	\$5,000	July, 2007
Fees & Costs	\$25,000	July, 2007
Install storage room for community kitchen	\$10,000	July, 2007
Replace wall heaters	\$50,000	July, 2007
<b>CFP-501-06</b>		
Management Improvements	\$10,000	July, 2008
Administration	\$5,000	July, 2008
Fees & Costs	\$25,000	July, 2008
Replace vinyl flooring in kitchens and bathrooms	\$85,000	July, 2008
Replace sprinkler system for site	\$50,000	July, 2008
<b>Total estimated cost over next 5 years</b>	<b>\$491,981</b>	

## PHA Public Housing Drug Elimination Program Plan

**Note:** THIS PHDEP Plan template (HUD 50075 - PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

### Section 1: General Information/History

**A. Amount of PHDEP Grant \$** \_\_\_\_\_

**B. Eligibility type (Indicate with an "x")**                      N1 \_\_\_\_\_ N2 \_\_\_\_\_                      R \_\_\_\_\_

**C. FFY in which funding is requested** \_\_\_\_\_

### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12Months\_\_\_\_18Months\_\_\_\_24Months\_\_\_\_

### G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include any HUD -approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY1995						
FY1996						
FY1997						
FY1998						
FY1999						

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP -funded activities. This summary should not exceed 5 -10 sentences.

## B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY ____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback T A Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement		Total PHDEP Funding: \$
Goal(s)		
Objectives		

Proposed Activities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 -SpecialInitiative					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9116 - GunBuybackTAMatch					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9120 -SecurityPersonnel					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9130 –EmploymentofInvestigators					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9140 – VoluntaryTenantPatrol					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9150 - PhysicalImprovements					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9160 -DrugPrevention					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators



1.							
2.							
3.							

9170 -DrugIntervention					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9180 -DrugTreatment					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

9190 -OtherProgramCosts					TotalPHDEPFunds:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/Source)	PerformanceIndicators
1.							
2.							
3.							

**Attachment D:**

**Resident Member on the PHA Governing Board**

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Mary Atkins

Gayle Koutsky

B. How was the resident board member selected: (select one)?

☒ Elected

☐ Appointed

C. The term of appointment is (include the date term expires): This is a two -year term.  
The resident board members' terms will expire on December 2003.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- ☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: November 2003.

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Chairperson	Margaret Estrada
	Ken Blackwood
	Susan Dever
	Timothy King
	Robert Steinbach

## **Attachment E**

### **Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

All residents listed below are from the Lomita Manor Housing Development.

#### **Name**

Ruth Edwards  
Erma Potts  
William T. Le  
Ping Lam  
Renee Elhone  
Donald Rainville  
Jose Aranda  
Eva Stevens  
Martha K. Fisher  
Mary Atkins  
Adda Boughner  
Norma Sellers  
Louisa M. Lorenzo  
Yolanda Santos  
Marcia Eavert  
Hortencia Ramirez  
Mary Fosmo  
Betsy Bonds  
Louise G. Guski  
Catherina LoGrudice  
Linda Kendall  
Carol Kay  
Louise Collier

## **Attachment F**

### **Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)**

#### **Preface**

The Housing Authority of the County of Los Angeles manages a 77-unit senior/disabled building for the City of Lomita. The residents' main concern regarding the Annual Plan are more in regard to the Capital Funds items the Housing Authority select each year.

#### **Comments/PHA Responses**

Comment: The red roof tiles, the green awning canopies, the tan/beige stucco walls/brown trim on the wooden balconies, blue entry gate, blue entry doors, blue benches, black driveway gate, yellow wrought iron grating on windows of patios, black wrought iron enclosing patios, gray wrought iron on street fencing - create too many color schemes. The words "Lomita Manor" on front of the building is in black, while the numerical address was removed and plastered over with white on top of the beige stucco.

Response: As each one of those items listed above is replaced, we will seek input from the Lomita City Housing Commission before any decisions are finalized. For any items in the pipeline, the choice of colors will be reviewed with the Commission with the above comments in mind.

Comment: There is poor sound insulation between the units in Lomita Manor and we need sound-proof Board (SPB). The noise not only undermines the residents' health but also are the main cause of the complaints and the disputes between residents. It's on the plantable to replace the carpets in all 178 units (cost \$100,000) this year. It would be a rare opportunity for putting the SPB under the carpets in the units of second and third floors (56 units). Besides, the SPB covering the walls between the units, it also needs to be done. The two "Home Depot" stores told recently that the retail price of the SPB (4' x 8') is around \$5/each - \$9/each, depending on the thickness. We would have "termite abatement" (cost \$27,554) this summer. I think that its priority could be reconsidered.

Response: The cost to install Sound Proof Board (SPB) under the carpets of the 56 2nd & 3rd floor units would be considerable. We would have to remove all of the doors (interior & exterior) and shave 1/4 to 1/2 inch off the bottoms. The difference in heights between the carpeted floors and the tiled floors in the kitchen & bathroom would be a potential tripping hazard. Perhaps our Construction Management Division can look into specs for carpet padding that also helps muffle sound. The cost to install SPB on the

interior wall should be considerable and would require the units be vacated while the work is done. All of the residents' furniture would have to be removed or covered. It may take a week or two to install the SPB and repaint the interior walls. The termite work has been delayed several times already. It is a priority to avoid structural damage from termite infestation.

Comment: That is good that we will be getting new carpeting.

Response: The new carpets are on the way.

Comment: The new balconies have made our apartment dark.

Response: The awning was installed at the request of the residents.

Comment: The carpets we have now are very thin.

Response: The new carpeting that will be installed in fiscal year 2002 will be thicker.

Comment: What color carpet will we be getting. We want blue.

Response: Before a final selection is made we will present carpet samples to the Lomita Manor residents.

Comment: We want to stay at the Hilton during the termite abatement. I have cats, what should I do with them during the three-day relocation?

Response: Your request will be forwarded to the Commission's Relocation Specialist.

Comment: Will the buildings be tented for the termite abatement?

Response: Yes, the Lomita Manor buildings will be tented.

Comment: Can you install some grab bars for toilets?

Response: Yes, grab bars for toilets are scheduled to be installed this year.

Comment: Will the Housing Authority install cable television?

Response: Currently cable installation is scheduled for 2004. This item can possibly be completed sooner but the Housing Authority needs to prioritize Lomita Manor needs.

Comment: The sound is not good between units. When the new carpeting is installed, you need to put soundproof boards.

Response: See item #2

PHA Consideration: Due to Resident Advisory Board comments, the Housing Authority will present carpet samples to Lomita Manor residents prior to selecting a new carpet. Additionally, the Housing Authority will seek input from the Lomita City Housing Commission prior to replacing any items such as the red roof tiles, the green awning canopies and the tan/beige stucco walls.

Attachment G

**Progress in Meeting 5 - Year PHA Plan Goals Fiscal Years 2001 - 2004**

**HOUSING AUTHORITY OF THE CITY OF LOMITA**

**STATUS OF FIVE - YEAR GOALS  
PHA FISCAL YEARS 2000 - 2004**

1. **PHA Goal: Expand the supply of assisted housing**  
Objectives:  
**Apply for additional rental vouchers** : *The Housing Authority continues to apply for fair share funding and funding for specifically targeted programs.*  
**Reduce public housing vacancies** : *The Housing Authority has implemented additional measures to streamline the eligibility and suitability review process.*
  
2. **PHA Goal: Improve the quality of assisted housing**  
Objectives:  
**Improve public housing management** : *The Housing Authority has yet to receive PHAS scores for FY 2001.*  
**Improve voucher management** : **Improve voucher management** : *The Housing Authority overall performance rating was standard for the assessment period 7/1/00 - 6/30/01. The Housing Authority will continue to review lease -up rates and timeliness of recertifications and inspections on a quarterly basis.*  
  
**Increase customer satisfaction** : *The Housing Authority's newly created Public Liaison Unit has been handling inquiries for Section 8 applicants and participants and will begin tenant workshops in July 2002.*  
**Concentrate on efforts to improve specific management functions** : *The implementation of a new software system for the management of the public housing program has improved the transmission rate of 50058 forms to HUD as well as improved tenant record -keeping. The new software system was initiated on September 1, 2001.*  
**Renovate or modernize public housing units** : *The Housing Authority will continue to utilize Capital Fund Program funds to maintain high property standards at Lomita Manor.*
  
3. **PHA Goal: Increase assisted housing choices**  
Objectives:  
**Provide voucher mobility counseling** :  
*Due to the end of the Section 8 Welfare -to-Work program, mobility counseling is no longer offered to program participants. Mobility counseling for all new and current Section 8 participants is scheduled to begin in July 2002.*



**Conduct outreach efforts to potential voucher landlords** : *The Housing Authority's newly hired staff person has been conducting monthly seminars with Section 8 landlords in all areas. The new staff person has also been participating in area Apartment Associations. The Housing Authority has placed the number for the marketing line in the lobby of its administration building located in Los Angeles and Lancaster.*

**Increase voucher payment standards** : *The Housing Authority reviews the payment standard on an annual basis. If local conditions dictate and/or a significant number of program families (15 – 20%) are experiencing difficulty in locating units due to increased rents, the Housing Authority will increase the payment standards and seek exception rents from HUD, where appropriate. The Housing Authority was granted new exception rents for one area in calendar year 2001*

**Implement voucher homeownership program** : *The Housing Authority has reviewed the new rules for the voucher homeownership program and will not be implementing this program. However, the Housing Authority is exploring the option of offering the program in future years.*

4. **PHAGoal: Provide an improved living environment**

Objectives:

**Other:** *The Housing Authority is in the process of developing a Neighborhood Watch program tailored for elderly residents.*

5. **PHAGoal: Promote self-sufficiency and asset development of assisted households**

Objectives:

**Increase the number and percentage of employed persons in assisted families:** *The Housing Authority is continuing to partner with the local TANF agency and the local Workforce Initiative Board to identify opportunities for Section 8 families. The Housing Authority is continuing to increase its efforts to market and expand the Family Self-Sufficiency (FSS) program.*

**Provide or attract supportive services to increase independence for the elderly or families with disabilities:** *The Housing Authority is currently developing a program to develop neighborhood community resources for frail/elderly residents. Additionally, the Housing Authority has created and will distribute a resource manual identifying the local resources available i.e., senior centers, hospitals, transportation, and meal programs. This manual includes health and safety tips.*

6. **PHAGoal: Ensure equal opportunity and affirmatively further fair housing**

Objectives:

**Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and**

**disability:** *The Housing Authority continues to ensure that residents and applicants receive information about fair housing. Additionally, the Housing Authority will continue to aggressively market housing programs to those communities with disproportionate housing needs.*

**Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability :** *The Housing Authority will continue to ensure compliance with Section 504 requirements and has provided staff with a one day customer service training on December 2001 to better understand residents' diverse backgrounds and needs.*

**Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required :** *The Housing Authority will ensure that persons with disabilities have equal access to housing by conducting outreach and marketing of available units.*

**7. Other PHA Goals:**

**Program integrity for the Section 8 and conventional public housing programs:** *The Housing Authority continues to screen applicants' credit history and criminal background during the eligibility and suitability review process.*

**Strengthen communication with Section 8 participants :** *The Housing Authority's newly created Public Liaison Unit has been handling inquiries for Section 8 applicants and participants and will begin tenant workshops in July 2002.*

**Attachment H**

**Housing Authority of the City of Lomita  
Schedule Flat Rents**

Site	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Lomita Manor* 24925 Walnut Street Lomita, CA 90717	\$657.00	\$907.00	Not Applicable	Not Applicable	Not Applicable

**Attachment I**

**Results of Voluntary Conversion Required Initial Assessments**

**B. Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 0
  
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 1
  
- c. How many Assessments were conducted for the PHA's covered developments? 0
  
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

e.

Development Name	Number of Units

- a. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

ca139b01

HOUSINGAUTHORITYOFTHE  
CITYOFLOMITA  
HOUSINGCHOICEVOUCHERPROGRAM

ADMINISTRATIVEPLAN  
APRIL2002

# HousingChoiceVoucherProgram

## Contents

<b>CHAPTER1</b>	<b>POLICIESANDOBJECTIVES</b>	<b>1</b>
	Introduction	1
	A. LocalObjectives	1
	B. PurposeofthePlan	1
	C. FairHousingPolicy	2
	D. ServicePolicy	2
	E. FamilyOutreach	3
	F. OwnerOutreach	3
	G. PrivacyRights	3
	H. RulesandRegulations	4
	I. Jurisdiction	4
	J. MonitoringProgramPerformance	4
	K. Terminology	4
<b>CHAPTER2</b>	<b>ADMISSIONELIGIBILITYFACTORS</b>	<b>6</b>
	Introduction	6
	A. FamilyComposition	6
	B. IncomeLimitations	9
	C. SocialSecurityNumbers	10
	D. Citizenship/EligibleImmigrationStatus	10
	E. OtherCriteriaforAdmission	10
	F. SuitabilityofFamily	11
	G. IneligibleFamilies	12
<b>CHAPTER3</b>	<b>APPLICATIONSPROCESS</b>	<b>13</b>
	Introduction	13
	A. HowtoApply	13
	B. OpeningandClosingofWaitingList	13
	C. LimitsonWhoMayApply	14
	D. ClosingtheWaitingList	14
	E. TimeofSelection	15
	F. ApplicationProcedures	15
	G. InterviewSessions/Mailings	16
	H. DenialofAssistance	19
	I. FinalDeterminationandNotificationofEligibility	19
<b>CHAPTER4</b>	<b>ESTABLISHINGPREFERENCESANDMAINTAINING THEWAITINGLIST</b>	<b>20</b>

	Introduction	20
A.	Application Pool	20
B.	Local Preferences	20
C.	Exceptions for Special Admissions	21
D.	Final Verification of Preferences	22
E.	Preference Denial	22
F.	Removal from Waiting List and Purging	22
<b>CHAPTER 5</b>	<b>SUBSIDY STANDARDS</b>	<b>24</b>
	Introduction	24
A.	Determination of Voucher Size	24
B.	Occupancy Standards Waiver	26
C.	Exceptions for Foster Children	26
D.	Changes for Participants	27
E.	Unit Size Selected	27
F.	Flexibility of Unit Size Actually Selected	27
<b>CHAPTER 6</b>	<b>DETERMINING THE TOTAL TENANT PAYMENT</b>	<b>29</b>
	Introduction	29
A.	Income and Allowances	29
B.	Definition of Temporarily/Permanently Absent	30
C.	Averaging Income	34
D.	Minimum Income	34
E.	Income of Person Permanently Confined to Nursing Home	35
F.	Regular Contributions and Gifts	35
G.	Alimony and Child Support	35
H.	Lump-Sum Receipts	36
I.	Contributions to Retirement Funds – Assets	36
J.	Assets Disposed of for Less Than Fair Market Value	36
K.	Child Care Expenses	37
L.	Medical Expenses	37
M.	Proration of Assistance for “Mixed” Families	38
N.	Reduction in Benefits	38
O.	Utility Allowance and Utility Reimbursement Payments	38
<b>CHAPTER 7</b>	<b>VERIFICATION PROCEDURES</b>	<b>39</b>
	Introduction	39
A.	Methods of Verification and Time Allowed	39
B.	Release of Information	40
C.	Computer Matching	41
D.	Items to be Verified	41
E.	Verification of Income	42
F.	Income from Assets	45
G.	Verification of Assets	46

H.	Verification of Allowable Deductions from Income	47
I.	Verifying Non -Financial Factors	49
<b>CHAPTER 8</b>	<b>VOUCHER ISSUANCE AND BRIEFINGS</b>	<b>57</b>
	Introduction	57
A.	Issuance of Certificates/Vouchers	57
B.	Briefing Types and Required Attendance	57
C.	Encouraging Participation in Areas Without Low Income or Minority Concentration	60
D.	Security Deposit Requirements	60
E.	Term of Voucher	61
F.	Voucher Issuance Determination for Split Households	62
G.	Remaining Member of Family – Retention of Voucher	63
H.	Family Voluntarily Relinquishes Section 8 Voucher	63
<b>CHAPTER 9</b>	<b>THE NEW CONTRACT PROCESS REQUEST FOR LEASE APPROVAL AND CONTRACT EXECUTION</b>	<b>64</b>
	Introduction	64
A.	Request for Lease Approval and Contract Execution	64
B.	Eligible Types of Housing	65
C.	Lease Review	66
D.	Initial Inspections	67
E.	Rent Limitations	67
F.	Rent Reasonableness	68
G.	Information to Owners	68
H.	Owner Disapproval	68
I.	Change in Total Tenant Payment (TTP) Prior to HAP Effective Date	69
J.	Contract Execution Process	69
K.	Change in Ownership	71
<b>CHAPTER 10</b>	<b>HOUSING QUALITY STANDARDS AND INSPECTIONS</b>	<b>72</b>
	Introduction	72
A.	Types of Inspection	72
B.	Description of Housing Quality Standards (HQS)	73
C.	Inspections Schedule	74
D.	When Deficiencies Must be Corrected	75
E.	Determination of Responsibility	77
F.	Consequences of Verified Owner -Related Deficiencies	77
G.	Consequences of Verified Family -Caused Deficiencies	78
H.	New Contract Inspection	79
I.	Termination of Contract	79



<b>CHAPTER 11</b>	<b>SETTING PAYMENT STANDARDS AND DETERMINING RENT REASONABLENESS</b>	81
	Introduction	81
	A. Payment Standards for the Voucher Program	81
	B. Rent Reasonableness Determinations	82
<b>CHAPTER 12</b>	<b>RECERTIFICATION</b>	85
	Introduction	85
	A. Annual Activities	85
	B. Re-Examination Notification to the Family	85
	C. Re-Examination	86
	D. Interim Recertification	87
	E. Special Adjustments	88
	F. Changes in Family Composition	88
	G. Continuation of Assistance for "Mixed" Families	89
<b>CHAPTER 13</b>	<b>ALLOWABLE MOVES/PORTABILITY</b>	91
	Introduction	91
	A. New Applicants	91
	B. Moves with Continued Assistance	91
	C. Restrictions on Moves	92
	D. Lateral Transfers	96
<b>CHAPTER 14</b>	<b>CONTRACT TERMINATIONS</b>	97
	Introduction	97
	A. Description of Documents	97
	B. Termination of the Lease by the Family: Moves	97
	C. Termination of the Lease by the Owner	97
	D. Mutual Termination of the Lease	98
	E. Termination of the HAP Contract by HACoLA	98
<b>CHAPTER 15</b>	<b>FAMILY OBLIGATIONS</b>	101
	Introduction	101
	A. Grounds for Denial/Termination	101
	B. Family Obligations	103
	C. Procedures for Non-Citizens	110
	D. \$0 Assistance Tenants	111
	E. Option not to Terminate for Misrepresentation of Income	112
	F. Misrepresentation in Collusion with Owner	112
	G. Missed Appointments and Deadlines	112

<b>CHAPTER16</b>	<b>INFORMALHEARINGSANDCOMPLAINTS</b>	114
	Introduction	114
	A. Applicants –PreferenceDenials	114
	B. InformalReviewProceduresforApplicants	114
	C. InformalHearingforParticipants	116
<b>CHAPTER17</b>	<b>OWNERORFAMILYDEBTSTOHACOLA</b>	121
	Introduction	121
	A. RepaymentAg reementforFamilies	121
	B. FamilyDebtsOwedforClaims	123
	C. FamilyDebtsDuetoFraud/Non -ReportingofInformation	123
	D. FamilyDebtsPaidinFull	124
	E. OwnerDebtstoHACOLA	124
	F. WritingOffDebts	124
<b>CHAPTER18</b>	<b>CLAIMS,MOVE -OUTANDCLOSE -OUTINSPECTIONS</b>	125
	Introduction	125
	A. OwnerClaims	125
	B. UnpaidRent	125
	C. VacancyLossintheCertificationProgram	125
	D. DamageClaims	126
	E. Move-OutandClose -OutInspections	127
	F. ProcessingClaims	127
<b>CHAPTER19</b>	<b>OWNERDISAPPROVALANDRESTRICTION</b>	129
	Introduction	129
	A. DisapprovalofOwner	129
	B. OtherRemediesforOwnerViolations	130

## **Chapter 1 POLICIES AND OBJECTIVES**

### **INTRODUCTION**

The housing choice voucher program was enacted as part of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). The Act has been amended from time to time, and its requirements, as they apply to the housing choice voucher program, are described in and implemented through this Administrative Plan.

The housing choice voucher program for the Housing Authority of the City of Lomita is administered by the Housing Authority of the County of Los Angeles (the Program Administrator). In accordance with the agreement between the two agencies, all functions and responsibilities of the staff of the Housing Authority of the County of Los Angeles (the Program Administrator), hereinafter referred to as the Program Administrator, shall be in compliance with the Department of Housing and Urban Development's (HUD) housing choice voucher program regulations as well as Federal, State and local Fair Housing Laws and Regulations.

### **A. LOCAL OBJECTIVES**

The overall plan for the housing choice voucher program is designed to achieve three major objectives:

1. To provide improved living conditions and decent, safe, and sanitary housing for very low -income families while maintaining their rent payments at an affordable level.
2. To provide an incentive to private property owners to rent to lower income families by offering timely assistance payments.
3. To promote freedom of housing choice and spatial deconcentration of lower income and minority families.

Along with these objectives, the Program Administrator has adopted the following mission statement:

"To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination."

### **B. PURPOSE OF THE PLAN**

The purpose of the Administrative Plan is to clearly outline the policies and procedures that govern the housing choice voucher program administered by the Program Administrator. The plan covers HUD policy, when necessary, and provides details on all the Program Administrator's discretionary policies.

The Program Administrator is responsible for complying with all changes in HUD regulations pertaining to these programs. If such changes conflict with this Plan, HUD regulations will have precedence. The original Plan and any changes must be approved by the Board of Commissioners of the agency and a copy of the plan must also be provided to HUD.

### **C. FAIR HOUSING POLICY**

It is the policy of the Program Administrator to comply fully with all Federal, State and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The Program Administrator shall not deny any family or individual the opportunity to apply for or receive assistance under the housing choice voucher program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, family status, handicap or disability.

To further our commitment to full compliance with applicable Civil Rights laws, the Program Administrator will provide Federal/State/local information to Voucher holders regarding discrimination and any recourse available to them if they are victims of discrimination. Such information will be made available during the family briefing session, and all Fair Housing information and Discriminatory Complaint Forms will be made a part of the Voucher holder's briefing packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(a), 8.25, 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the Program Administrator's facilities are inaccessible to or unusable by persons with disabilities.

### **D. SERVICE POLICY**

This policy is applicable to all situations described in this Administrative Plan when a family initiates contact with the Program Administrator, when the Program Administrator initiates contact with a family including when a family applies, and when the Program Administrator schedules or reschedules any kind of appointments.

It is the policy of the Program Administrator to be service -directed in the administration of the housing choice voucher program, and to exercise and demonstrate a high level of professionalism while providing housing services to all families.

The Program Administrator's policies and practices will be designed to provide assurance that all persons with disabilities will be provided reasonable accommodation so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on the Program Administrator's forms and letters to all families, and all requests will be verified so that the Program Administrator can properly accommodate the need presented by the disability.

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability.

Reasonable accommodation will be made for persons with disabilities that require an advocate or accessible offices. A designee will be allowed to provide information as needed, but only with the permission of the person with the disability.

#### **Verification of a Request for Accommodation**

All requests for accommodation or modification will be verified with a reliable knowledgeable, professional.

#### **E. FAMILY OUTREACH**

Each time the Program Administrator enters into an Annual Contributions Contract (ACC) with HUD for new housing choice voucher existing units, it will be publicized in accordance with the specification in the criteria of the Equal Opportunity Housing Plan. The Program Administrator's waiting list will remain open on a continuous basis for the foreseeable future.

The Program Administrator will communicate the status of housing availability to other service providers in the community, advise them of housing eligibility factors and guidelines in order that they can make proper referrals for housing assistance.

Information regarding the program directed at prospective applicants/tenants will be disseminated in accordance with Equal Opportunity Housing Plan and HUD guidelines for Fair Housing.

#### **F. OWNER OUTREACH**

The Program Administrator encourages owners of decent, safe and sanitary housing units to lease to housing choice voucher families. The Program Administrator maintains a list of interested landlords and available units for the housing choice voucher program and updates are made regularly. When listings from owners are received, they will be compiled by the Program Administrator's staff and made available through the phone hotline.

Ongoing marketing efforts to recruit suburban owners for participation include, but are not limited to:

1. Brochures for owners
2. Realty Board presentations
3. Apartment Owner Association presentations
4. Community Center presentations
5. Presentation to organizations serving the disabled and other similar organizations.

The Program Administrator periodically evaluates the distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted. Special outreach efforts will be used in order to encourage participation of those groups who would not normally apply or participate.

## **G. PRIVACY RIGHTS**

Applicants and participants, including all adults in their households, are required to sign the HUD 9886 Authorization for Release of Information. This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD will release family information.

A statement of the Program Administrator's policy on release of information to prospective landlords will be included in the briefing packet that is provided to the family.

The Program Administrator's practices and procedures are designed to safeguard the privacy of applicants and program participants. All applicant and participant files will be stored in a secure location that is only to be accessed by authorized staff.

The Program Administrator's staff will not discuss family information contained in files unless there is a business reason to do so. Inappropriate discussion of family information or improper disclosure of family information by staff will result in disciplinary action.

## **H. RULES AND REGULATIONS**

This Administrative Plan is set forth to define the Program Administrator's local policies for operation of the housing choice voucher program. The Program Administrator will refer to federal regulations, HUD Memos, Notices and guidelines, or other applicable laws for instruction and direction in areas that are not discretionary and therefore not addressed in this document.

## **I. JURISDICTION**

The Housing Authority of the City of Lomita operates within the corporate boundaries of the City of Lomita.

## **J. MONITORING PROGRAM PERFORMANCE**

In order to ensure quality control, supervisory staff will review the following functions:

1. **10%** of new applicants/contracts
2. Minimum HQS quality control inspections as dictated by SEMAP Indicator #5
3. **100%** of work completed by new staff for a minimum of 30 days

The Program Administrator's quality control unit conducts audits of:

1. **5%** of annual recertifications/interim recertifications
2. **100%** of all new contracts

**The Program Administrator's Program Integrity/Fraud Prevention Team will use credit checks, and other similar tools to confirm eligibility for:**

1. **20%** of all new applicants
2. A random sample of program participants

## **K. TERMINOLOGY**

The Housing Authority of the County of Los Angeles is referred to as “the Program Administrator” or “HA” throughout this document.

“Family” is used interchangeably with “Applicant” or “Participant” and can refer to a single person or family.

“Tenant” refers to participants in terms of their relation to landlords. “Landlord” and “owner” are used interchangeably.

“Disability” is used where “handicap” was formerly used.

“Non-citizens Rule” refers to the regulation effective on June 19, 1995 restricting assistance to U.S. citizens and eligible immigrants.

“HQS” means the Housing Quality Standards required by regulations as enhanced by the Program Administrator.

The housing choice voucher program was formally known as the Section 8 program, the Rental Certificate program and the Rental Voucher program.\*

\*Pursuant to the mandate of the Quality Housing and Work Responsibility Act of 1998, the rental certificate and rental voucher programs merged into the new housing choice voucher program. This plan contains information regarding the policies governing the housing choice voucher program. All references to the rental certificate program have been deleted from this plan.

## **Chapter 2**

### **ADMISSION ELIGIBILITY FACTORS**

#### **INTRODUCTION**

This chapter will define the criteria used by the Program Administrator to admit families into the program and also clarify the circumstances that may lead to a denial of admission. The intent of the policies outlined below is to strive for consistency and objectivity in evaluating the eligibility of families who apply for the programs. The criteria listed in this chapter will be the only factors used to review eligibility, to minimize the possibility of bias or discrimination. Selection shall be made without regard to race, color, creed, religion, sex, national origin, familial status, source of income, or disability/handicap. If denied admission, the applicant will be notified in writing with an explanation of the denial. The applicant will have the opportunity to request a hearing if they do not agree with the decision.

#### **Eligibility Factors and Requirements**

To be eligible for admission, an applicant must meet HUD's criteria, as well as any permissible additional criteria established by the Program Administrator.

As prescribed by HUD, the eligibility criteria are:

1. The applicant/applicant group must meet the definition of a "family". This term is defined in a later portion of this chapter.
2. An applicant family must be within the appropriate Income Limits,
3. An applicant family must furnish Social Security numbers for all family members age six and over, birth certificates, and valid California identification.
4. An applicant family must have an eligible immigrant status as defined by HUD, and
5. An applicant family must submit signed criminal background consent forms for all adult household members (including live-in aides) eighteen years of age or older.

#### **A. FAMILY COMPOSITION**

HUD provides the definition of an Elderly family in program regulation, but gives discretion to the local HA administering the program to define what groups of persons constitute a non-elderly family.

The applicant must qualify as a Family. The definition of family includes the following:

1. An elderly family whose head or spouse (or sole) member is an elderly (at least 62 years of age), disabled, or handicapped. It may include two or more elderly,



- disabled, or handicapped persons living together, or one or more of these persons living with one or more live-in attendant.
2. A family group consists of two or more persons sharing residency and whose income and resources are available to meet the family needs. There must be a relation by blood, marriage or operation of law. The following is to be considered as relation by blood: mother, father, children, cousin, niece, nephew, aunt, uncle, grandfather and grandmother. The group of two could also be a single person who is pregnant or in the process of adopting or securing legal custody of any individual under the age of eighteen.
  3. A family group consisting of two or more persons who provide evidence of a significant relationship determined to be stable by the Program Administrator.
  4. The remaining member of a tenant family. A remaining member of a tenant family includes a pregnant person whose pregnancy was terminated after admission to the program. However, if the pregnancy is terminated before admission to the program, the individual will no longer constitute a family. The remaining member of a tenant family will be reassigned another bedroom size Voucher, provided there is funding available. The remaining member of a tenant family does not include a live-in attendant of the former family whose service was necessary to care for the well-being of an elderly, disabled or handicapped head of household, or spouse and whose income was not included for eligibility purposes; or
  5. A single person who lives alone, or intends to live alone, does not qualify as an elderly person, displaced person or as the remaining member of a tenant family.

### **Stable Relationship**

When the applicant group is not related by blood, marriage, or operation of law, the Program Administrator will require that the applicant group provide evidence of a stable relationship.

The Program Administrator defines a stable relationship as:

- a) A relationship that has been in existence for a minimum of six months, and
- b) The parties provide financial support for each other.

Acceptable documentation of a stable relationship includes lease agreements indicating that the parties have lived together for at least six months, utility bills, other joint bills and/or bank account(s) (need to provide for a six month period), and, on a case by case basis, letters from a social service provider or religious organization confirming the relationship.

### **Head of Household**

The head of household is considered to be the person designated by the family or the Program Administrator to sign program-related documents. However, since rental assistance is provided to the entire family, it is expected that every family member will uphold the Program Administrator's rules and regulations. Emancipated minors who qualify under State law will be recognized as head of household.

### **Spouse of Head**

Spouse means the husband or wife of the head of household. The marriage partner who, in order to dissolve the relationship, would have to be divorced. This includes the partner in a common-law marriage.

### **Live-In Attendants**

A family may include a live-in attendant if the live-in attendant meets the following stipulations:

1. Is determined by the Program Administrator to be essential to the care and well being of an elderly person or a person with a disability,
2. Is not obligated for the support of the person(s), and
3. Would not be living in the unit except to provide care for the person(s), and
4. Must submit a signed criminal background consent form.

A live-in attendant is different from a family member in the following:

1. An attendant's income will not be used to determine eligibility of family.
2. An attendant is not subject to the Non-Citizen Rule requirements.
3. An attendant is not considered a remaining member of the tenant family, which means that they are not entitled to retain the housing choice voucher if the eligible family member(s) move off the program voluntarily, is terminated, or expires.

Relatives are not automatically excluded from being a live-in attendant, but they must meet all the stipulations in the live-in attendant definition described above.

A live-in attendant may only reside in the unit with the approval of the Program Administrator. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or caseworker. The verification provider must certify that a live-in attendant is needed for the care of the family member who is elderly, and/or disabled and the verification must include the hours of care that will be provided.

The live-in attendant will be subject to a criminal background check. Repeat criminal offenses and/or a requirement to register as a lifelong sex offender will be grounds for denial of the request.

With authorization from the assisted family, the landlord and the Program Administrator or, a live-in attendant may have a family member live in the assisted unit as long as it does not create overcrowding in the unit. The Program Administrator will not increase the family's subsidy to accommodate the family of a live-in attendant.

### **Split Households before Voucher Issuance**

When a family breakup occurs while on the waiting list due to divorce or legal separation, it is the responsibility of the two families to decide which will take the position/placement on the waiting list. However, if no decision or court determination is made, the Program Administrator will make the decision taking into consideration the following:

1. Which family member applied as head of household.
2. Which family unit retains the children or any disabled or elderly members.
3. Restrictions that were in place at the time the family applied.
4. Role of domestic violence or any other infraction.
5. Recommendation of social service agencies or qualified professionals.

### **Multiple Families in the Same Household**

When families apply which consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as one family unit.

### **Joint Custody of Children**

Children who are subject to a joint custody agreement but live with one parent at least 51% of the time will be considered members of the household. Furthermore, when both parents on the waiting list are trying to claim the child, the parent whose address is listed in the school records will be allowed to claim the school-age child as a dependent.

Where court orders exist and provide guidance on custody issues, the Program Administrator will follow the directives outlined in the court documents.

## **B. INCOME LIMITATIONS**

In order to be eligible for assistance, an applicant must be either:

1. An extremely low-income family, i.e.; the family's gross income may not exceed 30% of the average median income for Los Angeles County, as established by HUD; or
2. A low-income family whose gross income does not exceed more than 80% of the average median income for Los Angeles County.

In order to meet the income targeting requirements established in the Quality Housing and Work Responsibility Act of 1998 (QHWRA), 75% of all new admissions will be required to meet the definition of an extremely low-income family. To achieve the required balance, it may be necessary to skip over otherwise eligible family. Should this be necessary, the families that

have been skipped over will retain the time and date of application and will be admitted as soon as an appropriate opening becomes available.

The Program Administrator will admit eligible low income families, whose income does not exceed 80% of the AMI, on a first come, first serve basis, according to their local preference ranking.

Families whose Annual Income exceeds the income limit will be denied admission and offered an informal review.

### **Income Limits for Other Programs**

Periodically, HUD has provided funding to the Program Administrator for projects involving preservation opt-outs and/or the expiration of a project based housing choice voucher contract. The income limits applicable to those projects are provided through specific regulation by HUD. The Program Administrator will follow HUD directives in determining admissions for such programs.

### **C. SOCIAL SECURITY NUMBERS REQUIREMENTS**

Families are required to provide verification of Social Security Numbers for all family members prior to admission, if they have been issued a number by the Social Security Administration. This requirement also applies to persons joining the family after the admission to the program. HACoLA will not require proof of a social security number for children age 5 and under.

Failure to furnish verification of Social Security Numbers is grounds for denial or termination.

### **D. CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS**

Eligibility for assistance is contingent upon a family's submission of signed declarations of U.S. citizenship or eligible immigration status. In order to receive assistance, a family member must be a U.S. citizen or eligible immigrant. Each family member, regardless of age, must submit a signed declaration of U.S. citizenship or eligible immigration status. The Program Administrator may request verification of the declaration by requiring presentation of alien resident card, birth certificate, social security card, naturalization document, or other appropriate documentation.

For the Citizenship/Eligible immigration requirement, the status of each member of the family is considered individually before the family's status is defined.

### **Mixed Families**

An Applicant family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed" family. Such applicant families will be given notice that their assistance will be prorated and that they may request a hearing if they contest this determination.

### **No eligible members**

Applicant families that include no eligible members will be ineligible for assistance. Such families will be denied admission and offered an opportunity for a hearing.

## **Appeals**

The applicant is entitled to an informal review.

## **E. CRIMINAL BACKGROUND CHECKS**

The Program Administrator is requesting a criminal background check for all adult household members (including live-in aides) eighteen years of age or older applying for Section 8 Rental Assistance in order to comply with HUD mandates. A criminal conviction alone may or may not result in the denial of assistance. Other factors such as disclosure on the Criminal Background Consent Form, completion of a drug or alcohol rehabilitative treatment program, type and longevity of the conviction may also be taken into consideration. All new applicants/household members must complete parole or probation prior to receiving assistance.

## **Applicant Screening Standards**

The following are policies established by the Program Administrator to screen all new applicants and any persons added to the household of a family currently participating in the Section 8 program.

### **1. Applicant(s) previously evicted from federally assisted housing for drug - related criminal activity.**

Persons evicted from public housing, Indian housing, Section 23, or any Section 8 program because of a drug -related criminal activity shall be denied assistance for a three-year period beginning on the date of such eviction. However, the Program Administrator may waive the three -year prohibition period if the person who committed the drug -related crime has successfully completed an approved supervised drug rehabilitation program after the date of the eviction or if the circumstances leading to the eviction no longer exist (i.e. the individual responsible for the original eviction is imprisoned or is deceased).

### **2. Applicant(s) convicted for the manufacture of methamphetamine on the premises of federally assisted housing.**

The Program Administrator shall deny admission if the applicant or any household member has ever been convicted of drug -related criminal activity for manufacture or production of Methamphetamine on the premises of federally assisted housing.

### **3. Applicant(s) currently engaging in the illegal use of a drug.**

The Program Administrator shall deny admission where the preponderance of evidence indicates that there is a pattern of illegal use of a drug by the applicant or any household member and that this pattern may threaten the health, safety, or right to peaceful enjoyment of the premises by others regardless of whether the household member has been arrested or convicted.

The Program Administrator may waive this policy if the person provides sufficient evidence that they are no longer engaging in the illegal use of a controlled substance and has successfully completed a supervised drug rehabilitation program.

**4. Applicant(s) subject to a lifetime sex offender registration requirement.**

The Program Administrator shall deny admission if the applicant or any household member is subject to lifetime registration as a sex offender under a state registration program, regardless of longevity of conviction or completion of any rehabilitative program.

**5. Applicant(s) with a pattern of alcohol abuse.**

The Program Administrator shall deny admission where the preponderance of evidence indicates that there is a pattern of abuse of alcohol by the applicant or any household member and this pattern may threaten the health, safety, or peaceful enjoyment of the premises.

The Program Administrator may waive this policy if the person provides sufficient evidence that they are no longer engaging in the abuse of alcohol and has successfully completed a supervised alcohol rehabilitation program.

**6. Applicant(s) currently engaging or who have recently engaged in criminal activities.**

The Program Administrator shall deny admission if the applicant or any household member has been convicted for any of the following activities, for a period of three years following the end of a conviction or incarceration (whichever is later), with no further arrest or convictions other than minor traffic violations:

- Drug-related criminal activity;
- Violent criminal activity (convicted perpetrator only);
- Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity;
- Other criminal activity that would threaten the health or safety of the owner or the Program Administrator staff, contractor or subcontractors or vendors.

The Program Administrator may waive the three-year period for drug-related criminal activity if the person provides sufficient evidence that they are no longer engaging in the illegal use of a controlled substance and has successfully completed a supervised drug rehabilitation program.

**7. Applicant(s) engaging in fraud or bribery associated with any federal housing program.**

The Program Administrator shall deny admission if the applicant or any household member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program. The Program Administrator may make

an exception in determining admission if the family member(s) who participated or were culpable for the action do not reside in the assisted unit.

### **Requests for Criminal Records by Project -based Section 8 Owners**

Project-based Section 8 Owners, that have contracts with the Program Administrator, may request that the Program Administrator obtain criminal records, on their behalf, for the purpose of screening applicants. The Program Administrator will, however, charge a fee in order to cover costs associated with the review of criminal records.

Project-based owners must submit the following items in order for the Program Administrator to process criminal records. Owner requests must include:

1. A copy of a signed consent form from each adult household member, age 18 years and older. Included in the consent form must be a legible name, the date of birth, a California Identification Number, and a Social Security number. This information will be used for the sole purpose of distinguishing persons with similar names or birth dates.
2. A owner's criteria or standards for prohibiting admission of drug criminals in accordance with HUD regulations (§5.854 of 24 CFR Parts 5 et al.), and for prohibiting admission of other criminals (§5.855 of 24 CFR Parts 5 et al.).

Once criminal records are obtained by the Program Administrator, a determination will be made as to whether a criminal act, as shown by a criminal record, can be used as a basis for applicant screening. The Program Administrator will base its determination in accordance with HUD regulations and the owner criteria.

It is important to note that the Program Administrator will not disclose the applicant's criminal conviction record nor the content of that record to the owner.

### **Ineligible Households**

Households will be considered ineligible if any household member over the age of 18 years is convicted of a criminal act that falls within the seven Applicant Screening Standards listed above. The Program Administrator will allow the household to apply for rental assistance if the household member who committed the criminal act will not be a part of the assisted household; and as long as all other admission requirements are met.

### **Confidentiality of Criminal Records**

Criminal records received by The Program Administrator shall be maintained confidential, not misused, nor improperly disseminated and kept locked during non-business hours. Also, all criminal records will be destroyed no later than 30 days after a final determination is made.

### **Disclosure of Criminal Records to Family**

The applicant or household member requesting to be added to the lease will be provided with a copy of the criminal record upon request and an opportunity to discuss the record. Applicants

will be provided an opportunity to dispute the record at an informal review. Participants may contest such records at an informal hearing.

### **Explanations and Terms**

The following terms are used to determine eligibility when an applicant or a family member is added to an already assisted household and is undergoing a criminal background check.

“Drug” means a controlled substance as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802).

“Drug-related criminal activity” means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with the intent to manufacture, sell, distribute or use the drug.

“Household” means the family and the Program Administrator -approved live-in aide.

“Incident” includes but is not limited to arrests, convictions, no contest pleas, fines, city ordinance violations or other credible preponderance of evidence.

“Pattern” is defined as the use of a controlled substance or alcohol if there is more than one incident during the previous twelve months.

“Premises” is the building or complex or development in which the public or assisted housing dwelling unit is located, including common areas and grounds.

“Preponderance of evidence” is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the facts sought to be proved are more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

“Violent criminal activity” means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage. Violent criminal activity also includes activity within the family, such as during domestic disputes.

“Sufficient evidence” may include all or a number of personal certification along with supporting documentation from the following sources: 1) probation officer; 2) landlord; 3) neighbors; 4) social service workers; 5) review of verified criminal records.

### **F. OTHER CRITERIA FOR ADMISSION**

The Program Administrator may apply the following criteria, in addition to the HUD eligibility criteria, as grounds for denial of admission to the program.

1. The family must have not have violated any family obligations during a previous participation in the Section 8 program. The Program Administrator will review situations, on a case by case basis, for violations that are more than five years old.



2. No family member may have committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
3. The applicant must not be a past participant of any Section 8 or public housing program who has failed to satisfy liability for amounts owed to the Program Administrator for unpaid rent or damages.

On a case-by-case basis, the Program Administrator may provide that applicant the opportunity to repay any such debt in full as a condition of admissions. The Program Administrator will not enter into a repayment agreement for this purpose.

4. The applicant must not be a member, officer or employee of the Program Administrator who formulates policy or influences decisions with respect to the Section 8 Program or a public official or a member of the local governing body or member of Congress.
5. No member of the family may have engaged in drug related or violent criminal activity. If either as a result of standardized inquiry or the receipt of a verifiable referral, and there is indication that the family or any family member is engaged in drug-related criminal activity or violent criminal activity, the Program Administrator may conduct closer inquiry to determine whether the family should be denied admission.

The Program Administrator may check criminal history for all adult household members to determine whether any member of the family has engaged in violent or drug-related criminal activity.

6. No family household member may have engaged in or threaten abusive or violent behavior toward the Program Administrator personnel.

“Abusive or violent behavior towards City of Lomita or Program Administrator personnel” includes verbal as well as physical abuse or violence. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that customarily used to insult or intimidate, may be cause for termination of assistance or denial of admissions.

“Threatening” refers to oral or written threats or physical gestures that communicate an intent to abuse or commit violence.

#### **F. SUITABILITY OF FAMILY**

The Program Administrator may take into consideration any of the additional criteria for admission in Section E above, but may not otherwise screen for factors that relate to the suitability of the applicant family as tenant. It is the responsibility of the owner to screen applicants for suitability.

The Program Administrator will assist and advise applicants on how to file a complaint if they have been discriminated against by a owner.

**G. INELIGIBLE FAMILIES**

Families from the Section 8 waiting list who are determined to be ineligible will be notified in writing of the reason for denial and given an opportunity to request an informal review.

Families referred by contracted Community-Based Organizations (CBO's), will be sent a denial letter and referred to the CBO if there are any further questions.

## **Chapter 3**

### **APPLICATIONS PROCESS**

#### **INTRODUCTION**

This chapter describes the policies and procedures that govern the initial application, placement and denial of placement on the City of Lakewood's waiting list, as well as limitations on whom may apply. The policies outlined in this chapter are intended to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply. The primary purpose of the intake function is to gather information about the family so that an accurate, fair, and timely decision relative to the family's eligibility may be made. As such, applicants are placed on the waiting list in accordance with this plan.

#### **A. HOW TO APPLY**

Interested person(s) may apply by calling the Program Administrator's special application telephone number. Families who wish to apply for any of the Program Administrator's programs must complete a written application form. Applications will be made available in an accessible format to persons with disabilities upon their request.

The application process is composed of two phases:

##### **1. Preliminary Registration Waiting/Interest List**

All families wishing to receive housing choice voucher rental assistance are initially placed on a preliminary registration waiting list. This is essentially an interest list. Families are placed on preliminary waiting list according to the date and time of their call. Preliminary information regarding the family's address, income, family composition, and disability status is collected. However, this information is not verified until the family is placed on the active waiting list. Applicants receive a postcard to confirm that their name has been placed on the preliminary waiting list.

##### **2. Waiting List**

When the Program Administrator determines that there is sufficient funding to issue additional vouchers, a pool of potential new applicants is drawn from the preliminary waiting list. Families move onto the active waiting list according to the date and time of their initial call. Once a family has been placed on the active waiting list, they will be asked to complete a housing choice voucher application and provide all the necessary income forms. At this point, all information will be confirmed through a third party. Families must meet all admissions requirements to be issued a housing choice voucher.

#### **B. OPENING AND CLOSING OF WAITING LIST**

The Program Administrator has maintained a continuously open waiting list for the City of Lomita for over ten years. For the foreseeable future, the Program Administrator plans to continue this process indefinitely. However, should it become necessary to close and then reopen the waiting list, the Program Administrator will follow the process outlined below.

### **Opening the Waiting List**

When the Program Administrator opens the waiting list, it will advertise through public notice in the following newspapers, minority publications, and media entities.

- The Los Angeles Times
- The Los Angeles Independent

The Program Administrator's public notification will contain:

- The dates, times, and locations where families may apply.
- The programs for which applications will be taken.
- A brief description of the program(s).
- A statement that public housing residents must submit a separate application if they want to apply to housing choice voucher.
- Limitations, if any, on whom may apply.
- Fair Housing Logo.

The notices will be made in an accessible format to persons with disabilities if requested. The notices will provide potential applicants with information that includes the Program Administrator's telephone number and address, how to submit an application, information on eligibility requirements, and the availability of local preferences, if applicable.

Additional time for submission of an application after the stated deadline will be given as a reasonable accommodation at the request of a person with a disability.

### **C. LIMITS ON WHOM MAY APPLY**

Upon opening the waiting list, the Program Administrator will disclose the criteria defining what families may apply for assistance under a public notice.

If there are sufficient applications from elderly families, disabled families, and displaced singles, applications will not be accepted from others.

### **D. CLOSING THE WAITING LIST**

Should it become necessary to close the waiting list, the Program Administrator will use the same advertising methods described above.

Notification of impending closure will be provided to the public for a minimum of 30 days.

### **E. TIME OF SELECTION**

When funding is available, families will be selected from the waiting list in their preference determined sequence, regardless of family size.

If there is ever insufficient funding to subsidize the unit size of the family at the top of the waiting list, the Program Administrator will not admit any other applicant until funding is available for the first applicant.

Families may be skipped over to meet the income targeting requirements mandated in QWHRA.

## **F. APPLICATION PROCEDURES**

Once the applicant is transferred from the Preliminary Registration Waiting list to the active waiting list, an application will be mailed to the applicant. The application is due back within ten (10) days from the date it was mailed. If the application is returned undeliverable, the Program Administrator will make one more attempt to contact the applicant via mail. If the second application is returned as undeliverable, the applicant will be cancelled from the waiting list.

Periodically, registrants will call to check their status on the waiting list and learn that they have been cancelled because mail was returned undeliverable. In extenuating circumstances, such as a long-term illness, or other family emergency, the registrant may be reinstated. However, the registrant must be able to provide documentation of the circumstances. Such requests will be reviewed and approved (or denied) on a case by case basis by the supervisor of the Applications & Eligibility Unit.

Once an application is returned, the information provided will be used to determine if the applicant is eligible for a tenant selection preference and will assist the Program Administrator in determining what income form the applicant must complete.

If an applicant is found ineligible based on the information provided on the documents or a failure to return the documents by the due date, the applicant will be provided written notice of the reason for their disqualification and their right to request an informal appeal hearing.

The application will capture the following information:

- Name of adult members and age of all members
- Sex and relationship of all members
- Street address and phone number
- Mailing address
- Amount(s) and source(s) of income received by household members
- Information regarding disabilities relating to program requirements
- Information related to qualification for preference(s)
- Social Security numbers

- Race/Ethnicity
- Citizenship/eligible immigration status
- Convictions for drug related or violent criminal activity
- Request for specific accommodation (s) needed to fully utilize program and services
- Previous address
- Current and previous landlords' names and addresses
- Emergency contact person and address
- Program integrity questions regarding previous participation in HUD programs

Applicants are required to inform the Program Administrator in writing within 30 days of effective date of any changes in family composition, income, and address, as well as any changes in their Preference status. (See chapter 4 for preferences) Applicants must also comply with requests from the Program Administrator to update information.

#### **G. INTERVIEW SESSIONS/MAILINGS**

The Program Administrator will use both mailing and interview sessions to obtain income, asset and family composition information from applicants.

##### **Request for Information via Mail**

During times of high activity, the Program Administrator will mail income and asset forms to applicants. Applicants will be given 10 working days to complete and return all required forms. If forms are not returned in a timely manner, the applicant will receive a final notice. The final notice will provide an additional five-day grace period. If the required forms are not returned, as specified, the application will be cancelled. The Program Administrator will provide additional time, with appropriate documentation, as a reasonable accommodation and in special circumstances such as an illness and/or death in the family.

##### **Application Interview process**

During times for regular activity (average volume), the Program Administrator utilizes a full application interview to discuss the family's circumstances in greater detail, to clarify information that has been provided by the family, and to ensure that the information is complete.

Applicants are given two opportunities to attend an interview session. If the applicant does not respond to the second invitation, the application is cancelled. The Program Administrator will allow for a third interview appointment as a reasonable accommodation and in special circumstances such as illness. Additionally, an applicant may request that the Applications and Eligibility assign someone to conduct the interview at the applicant home, as a reasonable accommodation.

All applicants must complete the following requirements:

1. At minimum, the Head of Household must attend the interview. The Program Administrator requests that all adult members of the household attend when possible. This assures that all members receive information regarding their obligations and allows the Program Administrator to obtain signatures on critical documents quicker.
2. All adult members must sign the HUD -9886, General Release of Information form, and all supplemental forms required by the Program Administrator.
3. Citizenship Declaration forms must be completed for all household members, regardless of age.
4. Identification information for all family members such as birth certificates, driver's licenses or California ID cards, whichever is applicable based on the age of the family member, must be submitted for all members of the household regardless of age.

Information provided by the applicant will be verified including citizenship status, full time student status and other factors related to preferences, eligibility and rent calculation. Verifications must not be older than 60 days old at the time of issuance.

If they are requested, exceptions for any of the above listed items will be reviewed on a case by-case basis. Exceptions will be granted based upon hardship. Reasonable accommodations will be made for persons with disabilities. In these cases, a designee will be allowed to provide some information, but only with permission of the person with a disability.

Under both processes, all local preferences claimed on the application while the family is on the waiting list will be verified. Preference is based on current status so the qualifications for preference must exist at the time the preference is verified regardless of the length of time an applicant has been on the waiting list. (See chapter 4 for preferences)

## **SECONDARY RE VIEWS/CREDIT REPORTS**

Before issuing a housing choice voucher, the Program Administrator will request a credit report for 20% of all new families. Of those families all adults, 18 years of age and older, who will reside in the assisted household will have their credit report reviewed by the Program Administrator staff. Applicant's claiming that they have zero income will automatically undergo a credit review and will be included as part of the 20% of households undergoing credit reviews.

The information contained in the credit report will be used to confirm the information provided by the family. Specifically, the credit report will be used to confirm:

- ◆ **Employment** – A credit report will list any employers that the applicant has listed in any recent credit applications. If the credit report reveals employment, for any adult household member, within the last twelve months that was not disclosed, the family will be asked to provide additional documents to clear up the discrepancy. Failure to disclose current employment may result in cancellation of the family's application.

- ◆ Aliases - A credit report can provide information on other names that have been used for the purposes of obtaining credit. Common reasons for use of other names include a recent marriage or a divorce. If an alias has not been disclosed to the Program Administrator, the family will be asked to provide additional evidence of the legal identity of adult family members.
- ◆ Current and previous addresses - A credit report can provide a history of where the family has lived. This is particularly important because the Program Administrator provides a residency preference. If the family has provided one address to the Program Administrator and the credit report indicates a different address, the family will be asked to provide additional proof of residency. This may include a history of utility bills, bank statements, school enrollment record for children, credit card statements or other relevant documents. Failure to provide adequate proof will result in the denial of a residency preference.
- ◆ Credit card and loan payments - A credit report will usually include a list of the family's financial obligations. Examples of the items that may show up include car loans, mortgage loans, student loans and credit card payments. The Program Administrator will review this information to confirm the income and asset information provided by the family. If the family's current financial obligations (total amount of current monthly payments) exceed the amount of income reported by the family, the Program Administrator will ask the family to disclose how they are currently meeting their financial obligations. Accounts that have been charged off or significantly delinquent are not included in this calculation. Failure to provide adequate proof of income will result in termination of the application.
- ◆ Multiple Social Security numbers - A credit report may list multiple Social Security numbers if an adult family member has used different Social Security numbers to obtain credit. If the credit report information does not match the information provided by an adult member of the family, the family member will be required to obtain written confirmation of the Social Security number that was issued to him/her from the Social Security Administration.

A family will not be issued a housing choice voucher until all discrepancies between the information provided by the family and the information contained in the credit report have been cleared.

When discrepancies are found, the family will be contacted by telephone or by mail. In most cases, the family will be allowed a maximum of 10 days to provide the additional documentation. On a case by case basis, as a reasonable accommodation, the family may be granted additional time. If additional time is granted, the family will receive a letter confirming the new deadline. No additional extension will be granted thereafter.

When the credit report reveals multiple discrepancies that are not easily communicated over the telephone, the Program Administrator will set up a face-to-face interview with the applicant. The Program Administrator will schedule up to two interview appointments. An additional interview may be scheduled as a reasonable accommodation. Failure to appear at the interviews session will result in cancellation of the application.

Additionally, failure to provide the necessary information will result in cancellation of the application.



#### **H. DENIAL OF ASSISTANCE**

If an application is denied due to failure to attend an interview w (initial or secondary), or for failure to provide eligibility related information, the applicant will be notified in writing and offered an opportunity to request an informal review. It is the applicant's responsibility to reschedule the interview if s/ he misses the appointment. If the applicant does not reschedule or misses two scheduled meetings, the Program Administrator will reject the application and remove the applicant's name from the waiting list.

The Program Administrator may at any time deny program assistance to an applicant because of actions or failure to act by members of the family such as any member of the family to sign and submit consent forms for obtaining information.

#### **I. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY**

If the applicant family is determined to be eligible after all applicable paperwork has been reviewed, they will be invited to attend a Briefing Session at which time they will receive information regarding their rights and responsibilities and they will be issued a housing choice voucher.

## **Chapter 4**

### **ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST**

#### **INTRODUCTION**

It is the Lomita HA and the Program Administrator's objective to ensure that the families are placed on the waiting list in the proper order so that an offer of assistance is not delayed to any family, or made to any family prematurely.

By maintaining an accurate waiting list, the Program Administrator will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available so that program funds are used in a timely manner.

#### **A. APPLICATION POOL**

The waiting list will be maintained in accordance with the following guidelines:

1. The application will be a permanent file.
2. Applications equal in preference will be maintained by date and time.
3. All applicants must meet income requirements outlined in Chapter 2, "Eligibility for Admission".

#### **Special Admissions**

Applicants who are admitted under Special Admissions, rather than from the waiting list, are identified by codes in the automated system and are not maintained on separate lists.

Applicants who are admitted under targeted funding which are not identified as a Special Admission are identified by codes in the automated system and are not maintained on separate waiting lists.

#### **B. LOCAL PREFERENCES**

The Program Administrator will apply a system of local preferences in determining admissions for the program. Local Preferences are weighted highest to lowest, in the following order:

1. Date and Time of registration on the housing choice voucher Preliminary Waiting List.
2. Jurisdictional Preference – Families who live and/or work in the jurisdiction of the Housing Authority will be admitted before families outside of the Program Administrator's jurisdiction.
3. As required by State law, the Program Administrator will give preference to Veterans.

4. The Program Administrator will admit elderly and/or disabled singles over other singles. "Other Singles" denotes a one-person household in which the individual member is neither elderly, disabled, nor displaced by government action. Such applicants will be placed on the waiting list in accordance with their date and time of applications, but cannot be selected for assistance before any elderly or disabled single regardless of any preferences.

An applicant will not be granted any preference if any member of the family has been evicted from any federally assisted housing during the past five years because of drug-related criminal activity. The Program Administrator may grant an exception to such a family if the responsible member has successfully completed a rehabilitation program.

### **VERIFICATION OF PREFERENCES**

**Residency Preference**: For families who are residing in, or have at least one adult member who works or has been hired to work, or is a full-time participant in an educational or training program in the jurisdiction of the City of Lakewood, and who are not currently nor have been living in subsidized or low income housing during the previous six months.

In order to verify that an applicant is a resident, the Program Administrator will require a minimum of three months residency as shown by the following documents: current rent receipts, leases, utility bills, employer or agency records, school records, drivers licenses or credit reports.

In cases where the family's Head of the Household or spouse works or has been offered a job in the jurisdiction of the City of Lakewood, a statement from the employer will be required.

For families whose adult household member is a full-time participant in an educational or training program in the jurisdiction of the City of Lakewood, a statement from the program officials will be required.

For families previously living in subsidized or low income housing, a statement from the agency's official verifying the date of termination of participation/residence will be required.

### **Veteran's Preference**

Acceptable documentation regarding veteran's status will include a DD-214 (discharge documents), proof of receipt of veteran's benefits, or documentation from the Veteran's Administration.

### **C. EXCEPTIONS FOR SPECIAL ADMISSIONS**

If HUD awards the Program Administrator program funding that is targeted for specifically named families, the Program Administrator will admit these families under a Special Admission procedure. Special admissions families will be admitted outside of the regular waiting list process. They do not have to qualify for any preferences, nor are they required to be on the program waiting list. They are not counted in the limit on non-federal preference admissions. The Program Administrator maintains separate records of these admissions. The following are examples of types of program funding that may be designated by HUD for families living in a specified unit:

1. A family displaced because of demolition or disposition of a public or Indian housing project;
2. A family residing in a multifamily rental housing project when HUD sells forecloses or demolishes the project;
3. For housing covered by the Low Income Housing Preservation and Resident Homeownership Act of 1990;
4. A family residing in a project covered by a project-based housing choice voucher HAP contract or near the end of the contract term; and
5. A non-purchasing family residing in a HOPE 1 or HOPE 2 project.

#### **Change in Circumstances**

Changes in an applicant's circumstances while on the waiting list may affect the family's entitlement to a preference. Applicants are required to notify the Program Administrator in writing, within 30 days, when their circumstances change, including any change of address.

#### **D. FINAL VERIFICATION OF PREFERENCES**

Preference information on applications will be updated as applicants are selected from the waiting list. At that time, the Program Administrator will obtain necessary verifications of preference at the interview and by third party verification.

#### **E. PREFERENCE DENIAL**

If the Program Administrator denies a preference, the Program Administrator will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for a review. If the preference denial is upheld as a result of the review, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against.

If the applicant falsifies documents or makes false statements in order to qualify for any preference, they will be removed from the Waiting List.

#### **F. REMOVAL FROM WAITING LIST AND PURGING**

If an applicant fails to respond to a mailing from the Program Administrator within the timeframe indicated, they will be removed from the waiting list. An extension may be considered an accommodation if requested in advance by a person with a disability. If a letter is returned by the Post Office without a forwarding address, the applicant will be removed without further notice and the envelope and letter will be maintained in the file. If a letter is returned with a forwarding address, it will be re-mailed to the address indicated.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless the Program Administrator verifies family/health/work emergency.

The waiting list will be purged by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest.

The same guidelines will be used for failure to respond to this mailing. Notices will be made available in accessible format upon the request of a person with a disability.

## **Chapter 5 SUBSIDY STANDARDS**

### **INTRODUCTION**

Program regulation requires that the Program Administrator establish subsidy standards that determine the number of bedrooms needed for families of different sizes and compositions. Such standards must provide for a minimum commitment of subsidy while avoiding overcrowding. The standards in determining the Voucher size must be within the minimum unit size requirements of HUD's Housing Quality Standards (HQS).

This Chapter lays out the factors used in determining the Voucher size issued to a family initially and when there is a move to a new unit, as well as the Program Administrator's procedures for handling changes in family size, selection of unit size that are different from the voucher size and requests for waivers.

### **A. DETERMINATION OF VOUCHER SIZE**

Subsidy standards and determination of voucher bedroom size are based upon the number of family members who will reside in the assisted dwelling unit. The Program Administrator's subsidy standards for determining voucher sizes shall be applied in a manner consistent with Fair Housing guidelines and HQS.

All standards in this section relate to the number of bedrooms on the voucher, not the family's actual living arrangements.

The unit size on the Voucher remains the same as long as the family composition remains the same.

In determining the family unit size, the Program Administrator will follow HUD prescribed regulations as outlined below:

1. The subsidy standards must provide for the smallest number of bedrooms needed to house a family without overcrowding.
2. The subsidy standards must be consistent under HQS.
3. The subsidy standards must be applied consistently for all families of like size and composition.
4. A child who is temporarily away from the home because of placement in foster care is considered a member of the family in determining the family unit size.
5. A family that consists of a pregnant woman (with no other persons) must be treated as a two-person family.
6. Any live-in attendant (approved by the Program Administrator) must be counted in determining the family unit size;

7. Unless a live-in attendant resides with the family, the unit size for any family consisting of a single person must be either zero or one bedroom, as determined under the Program Administrator's subsidy standards.

In accordance with the requirements listed above, the unit size designated on the voucher should be assigned using the following Program Administrator standards:

1. As of June 13, 2000, at issuance or reissuance, the Head of Household (and spouse, if applicable) will be allowed one bedroom and one bedroom will be assigned to each two additional persons thereafter. Prior to June 13, 2000, subsidy standards were based on two persons per bedroom.
2. For initial issuance, the bedroom size assigned should not require more than two persons to occupy the same bedroom. The family may choose and live within a suitable unit in any grouping that is acceptable to the family.
3. A zero-bedroom unit may be issued to a single person who intends to live alone.
4. An additional bedroom may be assigned if a family member must use a separate bedroom due to medical reasons, if approved under a waiver by the Program Administrator.
5. The Program Administrator may require the family to use the living room for sleeping purposes for no more than one person provided that the unit meets other HQS. The family may be required to move into a larger size dwelling unit if the Program Administrator determines that the family is overcrowded.
6. If the family decides to move and the family composition has changed, the Program Administrator will issue a voucher based on the family's current composition.
7. Every family member, regardless of age, is to be counted as a person. Under this definition, family members also include the unborn child of a single pregnant woman, attendants who reside in the unit and all children who have been temporarily removed from the home and placed in foster care.

**THE PRECEDING PRINCIPLES RESULT IN THE FOLLOWING STANDARDS:**

**1. WHEN ASSISTANCE IS ISSUED OR RE-ISSUED**

<b><u>Number of Bedrooms</u></b>	<b><u>#Of Persons in Household (Single HOH)</u></b>	<b><u>#Of Persons in Household (HOH &amp; Spouse)</u></b>
<b>0-bedroom</b>	1	N/A
<b>1-bedroom</b>	1	2
<b>2-bedroom</b>	3	4
<b>3-bedroom</b>	5	6
<b>4-bedroom</b>	7	8
<b>5-bedroom</b>	9	10
<b>6-bedroom</b>	11	12

## 2. CONTINUING ASSISTANCE\*

<u>Number of Bedrooms</u>	<u># Of Persons in Household (Single HOH )</u>	<u># Of Persons in Household (HOH &amp; Spouse)</u>
0-bedroom	1	N/A
1-bedroom	1	3
2-bedroom	3	5
3-bedroom	5	7
4-bedroom	7	9
5-bedroom	9	11
6-bedroom	11	13

\* Continuing assistance refers to cases where an additional person(s) joins the family and the family will continue to occupy the same rental unit, i.e. no move is involved.

## B. OCCUPANCY STANDARDS WAIVER

The standards discussed above should apply to the vast majority of assisted families. However, in some cases, the health or disability of one or more family members may warrant the assignment of a larger or smaller unit size than the unit size that would result from a strict application of the standards. A departure from the standards is permissible to the extent that it is based on the health or disability of the family member(s).

Examples of possible exceptions include but are not limited to:

1. Persons who cannot occupy the same bedroom because of a verified medical or health reason.

2. Elderly persons or persons with disabilities who may require live-in attendant.

Requests based on health related reasons must be verified, in writing, by a doctor or other medical professional. The request must specify the reason for the request and how providing a larger bedroom would improve or accommodate the medical condition.

A unit supervisor who has not been involved in the initial determination will review the request, any prior determination and make a decision based on the specifics of the individual case (on a case by case basis). After the decision is made, a letter notifying the applicant or participant of the decision regarding the waiver will be sent by the reviewing supervisor.

## C. EXCEPTIONS FOR FOSTER CHILDREN

Exceptions will also be made to accommodate foster children. The Los Angeles County Department of Family and Children (DCFS) services has very specific housing guidelines that must be met by foster families. In order to assure that foster children are able to remain with designated housing choice voucher foster families, the Program Administrator will utilize the



guidelines published by the Los Angeles County DCFS, or specified in a court order, in situations involving foster children.

#### **D. CHANGES FOR PARTICIPANTS**

Under program regulations, the Program Administrator has the right and responsibility to approve whom can and cannot be a part of the assisted household. The family must obtain approval of any additional family member before that person occupies the unit. Exceptions to this rule include additions by birth, adoption, or court-awarded custody. In these cases, the family must inform the Program Administrator of the changes within 30 days. The family should provide written notification to the owner or management of the property.

The family may request a larger voucher size than indicated by the Program Administrator's subsidy standards. This request must be made in writing within 15 days of the Program Administrator's determination of bedroom size. The request must explain the need or justification for a larger bedroom size.

The Program Administrator will not increase the family's voucher size due to additions unless the addition creates an overcrowding situation for the family.

All new household members who are 18 years of age and older will go through a credit and criminal background check before receiving approval to join the assisted household. Criminal records will only be used to screen new household members. They will not be used for lease enforcement or eviction of residents already receiving tenant-based rental assistance.

#### **E. UNIT SIZE SELECTED**

The family may select a different sized dwelling than that listed on the voucher. There are three criteria to consider in this situation:

1. The Program Administrator uses the Payment Standard for the voucher size or the unit size selected by the family, whichever is less.
2. Utility Allowance: The utility allowance used to calculate the gross rent is based on the actual size of the unit the family selects, regardless of the size authorized on the Family's voucher.
3. Housing Quality Standards: The standards allow two persons per living/sleeping room and permit maximum occupancy levels (assuming a living room is used as a living/sleeping area).

#### **F. FLEXIBILITY OF UNIT SIZE ACTUALLY SELECTED**

In accordance with regulations, a family may rent a larger dwelling unit than designated, provided that the rent for the unit is comparable and the family's total rent contribution (rent to the owner plus any applicable utility costs) does not exceed 40% of the family's adjusted monthly income (applies only if the gross rent for the unit exceeds the payment standard). Regardless of the number of bedrooms stated on the voucher, the Program Administrator shall

not prohibit a family from renting an otherwise acceptable unit because it is too large for the family.

The family may also rent smaller units, if the unit must meet other HQS and the unit is appropriate for the family size. The Program Administrator recognized that it is particularly hard for larger families to locate appropriate housing given local market conditions. Therefore, the Program Administrator will allow families to request a waiver to move into a smaller unit as long as the unit complies with all HQS requirements, including space requirements.

## **Chapter 6**

### **DETERMINING THE TOTAL TENANT PAYMENT**

#### **INTRODUCTION**

The accurate calculation of Annual Income and Adjusted Income will ensure that families are not paying more or less money for rent than their obligation under the regulations. This Chapter defines the allowable deductions from Annual Income and how the presence or absence of household members may affect the Total Tenant Payment (TTP). The policies outlined in this Chapter address those areas, which allow the Program Administrator discretion to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP.

The policies herein contained effect how the TTP is calculated at admission and during the annual recertification process.

#### **A. INCOME AND ALLOWANCES**

Income: The Program Administrator will include income from all sources, unless otherwise specifically exempted through program regulations, for the purposes of calculating the TTP. In accordance with this definition, income from all sources of each member of the household is counted.

Annual Income is defined as the gross amount of income anticipated to be received by the family during the 12 months after certification or recertification. Gross income is the amount of income prior to any HUD allowable expenses or deductions, and does not include income which has been excluded by HUD. Annual income is used to determine whether or not applicants are within the applicable income limits.

Adjusted Income is defined as the annual income minus any HUD allowable deductions. The following deductions will be applied in the TTP calculation:

1. Dependent allowance: \$480 each for family members (other than the head or spouse), who are minors, and for family members who are 18 and older who are full-time students or who are disabled. This allowance does not apply to foster children.
2. "Elderly" allowance: \$400 for families whose head or spouse is 62 or over or disabled.
3. Allowable medical expenses for all family members are deducted for "elderly" families.

4. Childcare expenses for children under 13 are deducted when childcare is necessary to allow an adult member to work or attend school.
5. Expenses for attendant care or auxiliary apparatus for persons with disabilities if needed to enable the individual or an adult family member to work.

**"Minimum Rent" and Minimum Family Contribution.**

Minimum family contribution in the Voucher program is \$25.

The Program Administrator will waive the minimum rent requirement in cases where the family documents that they do not currently have any source of income such as in the case of some homeless families. In such cases, the family will be re-evaluated in six months. All families are required to report changes in income within 30 days.

**B. DEFINITION OF TEMPORARILY/PERMANENTLY ABSENT**

The Program Administrator must compute all applicable income of every family member who is on the lease, including those who are temporarily absent. In addition, the Program Administrator must count the income of the spouse or the head of the household if that person is temporarily absent, even if that person is not on the lease.

Income of persons permanently absent will not be counted. If the spouse is temporarily absent and in the military, all military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exception to military pay HUD may define) is counted as income.

It is the responsibility of the household to report changes in family composition. The Program Administrator will evaluate absences from the unit using this policy.

**Absence of Entire Family**

These policy guidelines address situations when the family is absent from the unit, but has not moved out of the unit. In cases where the family has moved out of the unit, the Program Administrator will terminate assistance in accordance with appropriate termination procedures contained in this Plan.

Families are required both to notify the Program Administrator before they move out of a unit and to give the Program Administrator information about any family absence from the unit.

Families must notify the Program Administrator if they are going to be absent from the unit for more than 30 consecutive days.

If the family fails to notify the Program Administrator of an absence of longer than 30 consecutive days, or if the entire family is absent from the unit for more than 6 consecutive days, the unit will be considered to be vacated and the assistance will be terminated. The Program Administrator at all times shall reserve the right to exercise its

0

judgement regarding extensions on family absence from the unit on a case -by-case basis. However, HUD regulations require the Program Administrator to terminate assistance if the entire family is absent from the unit for a period of more than 180 consecutive calendar days.

"Absence" means that no family member is residing in the unit, and the unit has not been vacated. In order to determine if the family is absent from the unit, the Program Administrator may:

- Write letter to the family at the unit
- Telephone the family at the unit
- Interview the owner
- Interview neighbors
- Verify if utilities are in service
- Conduct an interim HQS inspection

If the absence which resulted in termination of assistance was due to a person's disability, and the Program Administrator can verify that the person was unable to notify the Program Administrator in accordance with the family's responsibilities, and if funding is available, the Program Administrator may reinstate the family as an accommodation if requested by the family.

### **Absence of Any Member**

Any member of the household will be considered permanently absent if s/he is away from the unit for 180 consecutive days except as otherwise provided in this Chapter.

### **Absencedue to Medical Reasons**

If any family member leaves the household to enter a facility such as a hospital, nursing home, or rehabilitation center, the Program Administrator will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered permanently absent. If the verification indicates that the family member will return in less than 180 consecutive days, the family member will not be considered permanently absent.

If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with the Program Administrator's "Absence of Entire Family" policy.

### **Absence due to Incarceration**

If the sole member of the household is incarcerated for more than 30 consecutive days, s/he will be considered permanently absent and the Program Administrator will initiate proposed termination procedures to terminate assistance.

Any member of the household, other than the sole member, will be considered permanently absent if s/he is incarcerated for 60 consecutive days. Once a family member is removed from the family composition, the family must seek the approval of the Housing Authority prior to allowing the family member to re-join the assisted household. Failure to adhere to this policy can result in termination of assistance.

The Program Administrator will determine if the reason for any family member's incarceration is for drug-related or violent criminal activity and, if appropriate, will pursue termination of assistance for the family if deemed appropriate.

### **Foster Care and Absences of Children**

If the family includes a child or children temporarily absent from the home due to placement in foster care, the Program Administrator will request information from the appropriate agency to determine when the child/children will be returned to the home.

If the time period is to be greater than 180 days from the date of removal of the child/ren, the Voucher size may be temporarily reduced. If children are removed from the home permanently, the voucher size will permanently be reduced in accordance with the Program Administrator's subsidy standards.

### **Absence of Adult**

If neither parent remains in the household and the appropriate agency has determined that another adult is to be brought into the assisted unit to care for the children for an indefinite period, the Program Administrator will treat that adult as a visitor for up to the first 180 days.

If during or by the end of that period, court-awarded custody or legal guardianship has been awarded to the caretaker, the Voucher will then be transferred to the caretaker.

If custody or legal guardianship has not been awarded by the court, but the action is in process, the Program Administrator will secure verification from social services staff or the attorney as to the status.

If the appropriate agency cannot confirm the guardianship status of the caretaker, the Program Administrator will review the status at 120-day intervals.

The caretaker will be allowed to remain in the unit, as a visitor, until a determination of custody is made or up to 12 months total.

The Program Administrator will transfer the Voucher to the caretaker, in the absence of a court order, if the caretaker has been in the unit for more than 12 months and it is reasonable to expect that custody will be granted.

When the Program Administrator approves a person to reside in the unit as caretaker for the children, this person's income will be counted in the TTP for the family pending a final disposition. The Program Administrator will work with the appropriate service agencies and the owner to provide a smooth transition in these cases.

If a member of the household is subject to a court order that restricts him/her from the home for more than 180 days, the person will be considered permanently absent.

If an adult family member leaves the household for any reason, the family must report the change in family composition to the Program Administrator within 30 days.

The family will be required to notify the Program Administrator in writing within 30 days when a family member leaves the household for any reason or moves out. The notice must contain a certification by the family as to whether the member is temporarily or permanently absent. The family member will be determined permanently absent if verification is provided.

If an adult child goes into the military and leaves the household, they will be considered permanently absent.

Time extensions may be granted as an accommodation upon request by a person with a disability.

### **Students**

Full-time students who attend school away from the home and live with the family during school recess will be considered temporarily absent from the household. Such members will continue to be counted for the purpose of determining the family's appropriate voucher size.

### **Visitors**

Any person not included on the HUD-50058 who has been in the unit more than 30 consecutive days, or a total of 60 days in a 12-month period, will be considered to be living in the unit as an unauthorized household member.

Absence of evidence of any other address will be considered verification that the visitor is a family member.

Statements from neighbors and/or the owner will be considered in making the determination.

Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary shall be construed as permanent residence.

The burden of proof that the individual is a visitor rests on the family. In the absence of such proof, the individual will be considered an unauthorized member of the family and the Program Administrator will terminate assistance since prior approval was not requested for the addition.

In a joint custody arrangement, if the minor is in the household less than 180 calendar days per year, the minor will be considered to be an eligible visitor and not a family member.

### **Reporting Additions to Owner and HA**

Reporting changes in household composition is both a HUD and the Program Administrator requirement.

The family obligations require the family to receive advance the Program Administrator approval to add any other family member as an occupant of the unit. The Program Administrator shall notify the family of its determination (approve or deny addition) in writing. No persons should move in to the unit until approval from the Program Administrator has been received. If the family does not obtain prior written approval from the Program Administrator, any person the family has permitted to move in will be considered an unauthorized household member.

Families are required to report any additions to the household resulting from the birth, adoption or court-awarded custody of a child in writing to the Program Administrator within 30 days of the move-in date.

An interim reexamination will be conducted for any additions to the household.

In addition, the lease may require the family to obtain prior written approval from the owner when there are changes in family composition.

The Program Administrator will conduct a credit and criminal background check on all new potential family members, 18 years of age and older, as part of the approval process.

### **Reporting Absences to The Program Administrator**

Reporting changes in household composition is both a HUD and the HA requirement.

If a family member leaves the household, the family must report this change to the Program Administrator, in writing, within 30 days of the change and certify as to whether the member is temporarily absent or permanently absent. When available to do so, an adult family member who is leaving the household should remove him/herself in writing from the lease and housing choice voucher family composition.

The Program Administrator will conduct an interim evaluation for changes, which affect the TTP in accordance with the interim policy.

### **C. AVERAGING INCOME**

When Annual Income cannot be anticipated for a full twelve months, the Program Administrator may annualize current income and conduct an interim reexamination if income changes.

If there are bonuses or overtime which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year may be used.



Income from the previous year may be analyzed to determine the amount to anticipate when third-party or check stub verification is not available.

If by averaging, an estimate can be made for those families whose income fluctuates from month to month, this estimate will be used so that the housing payment will not change from month to month.

The method used depends on the regularity, source, and type of income.

#### **D. MINIMUM INCOME**

There is no minimum income requirement. Families who report zero income may be required to attend an interim reexamination periodically, up to once a quarter, at the Program Administrator's discretion.

#### **E. INCOME OF PERSON PERMANENTLY CONFINED TO NURSING HOME**

Persons who are permanently confined to a nursing home will be considered to be out of the home and removed from the family composition. If the person is the sole member of the household, assistance will be terminated.

#### **F. REGULAR CONTRIBUTIONS AND GIFTS**

Regular contributions and gifts received from persons outside the household are counted as income for calculation of the TTP.

Any contribution or gift received every 3 months or more frequently will be considered a "regular" contribution or gift. This includes payments made on behalf of the family such as payments for a car, credit card bills, rent and/or utility bills and other cash or non-cash contributions provided on a regular basis. It does not include casual contributions or sporadic gifts.

If the family's expenses exceed its known income, the Program Administrator will question the family about contributions and gifts. If the family indicated that it is able to meet the extra expenses due to gifts or contributions from persons outside the household, the amount provided will be included in the family's TTP.

#### **G. ALIMONY AND CHILD SUPPORT**

Regular alimony and child support payments are counted as income for TTP calculation.

If the amount of child support or alimony received is less than the amount awarded by the court, the Program Administrator must use the amount awarded by the court unless the family can verify that they are not receiving the full amount. Acceptable verification in such cases may include:

Verification from the agency responsible for enforcement or collection.

Documentation of child support or alimony collection action filed through a child support enforcement/collection agency, or has filed an enforcement or collection action through an attorney.

It is the family's responsibility to supply a certified copy of the divorced decree.

#### **H. LUMP-SUM RECEIPTS**

Lump-sum additions to Family assets, such as inheritances, insurance payments (including lump-sum payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses, are not included as income but may be included in assets.

Lump-sum payments caused by delays in processing periodic payments (unemployment or welfare assistance) are counted as income. Lump-sum payments from Social Security or SSI are excluded from income, but any amount remaining will be considered an asset. Deferred periodic payments which have accumulated due to a dispute will be treated the same as periodic payments which are deferred due to delays in processing.

#### **Attorney Fees**

The family's attorney fees may be deducted from lump-sum payments when computing annual income if the attorney's efforts have recovered a lump-sum compensation, and the coverage paid to the family does not include an additional amount in full satisfaction of the attorney fees.

#### **I. CONTRIBUTION TO RETIREMENT FUNDS - ASSETS**

Contributions to company retirement/pension funds are handled as follows:

1. While an individual is employed, include as assets only amounts the family can withdraw without retiring or terminating employment.
2. After retirement or termination of employment, include any amount the individual elects to receive as a lump sum.

#### **J. ASSETS DISPOSED OFF FOR LESS THAN FAIR MARKET VALUE**

The Program Administrator must count assets disposed off for less than fair market value during the two years preceding certification or reexamination. The Program Administrator will count the difference between the market value and the actual payment received in calculating total assets.

Assets disposed of as a result of foreclosure or bankruptcy, divorce or separations are not considered to be assets disposed off for less than fair market value.

The Program Administrator's minimum threshold for counting assets disposed off for less than Fair Market value is \$5,000. If the total value of assets disposed of within a one year period is less than \$5,000, they will not be considered an asset.

## **K. CHILDCARE EXPENSES**

Child care expense s for children under 13 years of age may be deducted from annual income if they enable an adult to work or attend school fulltime.

In the case of a child attending school, only care during non -school hours can be counted as child care expenses.

Child care expenses cannot be allowed as a deduction if there is an adult household member capable of caring for the child who can provide the child care. Examples of those adult members who would be considered *unable to care for the child* include:

The abuser in a documented child abuse situation, or

A person with disabilities or older person unable to take care of a small child, as verified by a reliable knowledgeable source.

Families will be given a child care allowance based on the following guidelines:

Child care to work : The maximum child care expense allowed must be less than the amount earned by the person enabled to work. The "person enabled to work" will be the adult member of the household who earns the least amount of income from working.

Child care for school : The number of hours claimed for child care may not exceed the number of hours the family member is attending school (including one hour travel time to and from school).

Amount of Expense : The Program Administrator will determine local average costs as a guideline. If the hourly rate materially exceeds the guideline, the Program Administrator may calculate the allowance using the guideline.

## **L. MEDICAL EXPENSES**

When it is unclear in the HUD rules as to whether or not to allow an item as a medical expense, IRS Publication 502 will be used as a guide.

The Program Administrator will allow as medical expense the actual out-of-pocket amounts which are owed and anticipated to be paid by the family during the reexamination period. Expenses from the previous year may be analyzed to determine the amount to anticipate when other verification is not available.

Nonprescription medicines will be counted toward medical expenses for families who qualify if the family furnishes legible receipts.

Acupressure, acupuncture and related herbal medicines, and chiropractic services will be considered allowable medical expenses.

## **M. PRORATION OF ASSISTANCE FOR "MIXED" FAMILIES**

### **Applicability**

Proration of assistance must be offered to any "mixed" applicant or participant family. A "mixed" family is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on June 19, 1995, and that do not qualify for continued assistance must be offered prorated assistance. Applicant mixed families are entitled to prorated assistance. Families that become mixed after June 19, 1995 by addition of an ineligible member are entitled to prorated assistance.

### **Prorated Assistance Calculation**

Prorated assistance is calculated by determining the amount of assistance payable if all family members were eligible and multiplying by the percent of the family members who actually are eligible. TTP is the gross rent minus the prorated assistance.

## **N. REDUCTION IN BENEFITS**

If the family's benefits, such as Social Security, Social Supplemental Insurance or CalWORKs grant, are reduced through no fault of the family, the Program Administrator will use the net amount of the benefit.

If the family's benefits were reduced due to family error, omission, or misrepresentations, the Program Administrator will use the gross amount of the benefit.

## **O. UTILITY ALLOWANCE AND UTILITY REIMBURSEMENT PAYMENTS**

The Utility Allowance is intended to help defray the cost of utilities not included in the rent and is subtracted from TTP to establish the family's rent to the owner. The allowances are based on rates and average consumption studies, not on a family's actual consumption. The Program Administrator will review the Utility Allowance Schedule on an annual basis and revise it if needed (10% increase or decrease).

The approved utility allowance schedule is given to families along with Voucher. The utility allowance is based on the actual unit size selected.

Where families provide their own range and refrigerator, the Program Administrator will establish an allowance adequate for the family to purchase or rent a range or refrigerator, even if the family already owns either appliance. Allowances for ranges and refrigerators will be based on the lesser of the cost of leasing or purchasing the appropriate appliance over a 12-month period.

If the Utility Allowance exceeds the family's TTP, the Program Administrator will provide a Utility Reimbursement Payment for the family each month. The check will be made out directly to the family's Head of Household on record.

## **Chapter 7 VERIFICATION PROCEDURES**

### **INTRODUCTION**

HUD regulations require that the factors of eligibility be verified by the HA. Applicants and program participants must furnish proof of their statements whenever required by the Program Administrator, and the information they provide must be true and complete. The Program Administrator's verification requirements are designed to maintain program integrity. This Chapter explains the Program Administrator's procedures and standards for verification of preferences, income, assets, allowable deductions, family status, and when there are changes in family members. The Program Administrator will ensure that proper authorization from the family is always obtained before making verification inquiries.

### **A. METHODS OF VERIFICATION AND TIME ALLOWED**

The Program Administrator will verify information through the five methods of verification acceptable to HUD in the following order:

1. Third-Party Written
2. Third-Party Oral
3. Review of Documents
3. Certification/Self-Declaration
4. Credit Reports

The Program Administrator will allow two weeks for return of third-party verifications and two weeks to obtain other types of verifications before going to the next method.

For applicants, verifications may not be more than 60 days old at the time of Voucher issuance. For participants, income forms are valid for 120 days from date of receipt.

### **Third-Party Written Verification**

Third-party verification is used to verify information directly with the source. Third-party written verification forms will be sent and returned via first class mail. The family will be required to sign an authorization for the information source to release the specified information.

Verifications received electronically directly from the source are considered third party written verifications.

The Program Administrator will not accept verifications delivered by the family except computerized printouts from the following agencies:

- \* Social Security Administration
- \* Veterans Administration
- \* Welfare Assistance

- \*Unemployment Compensation Board
- \*City or County Courts
- \*Child Support Enforcement Agencies

### **Third-Party Oral Verification**

Oral third-party verification will be used when written third-party verification is delayed or not possible. When third-party oral verification is used, staff will be required to document both the paper and computer file, noting with whom they spoke, the date of the conversation, and the facts provided. If oral third party verification is not available, the Program Administrator will compare the information to any documents provided by the Family. If provided by telephone, the Program Administrator must originate the call.

### **Review of Documents**

In the event that third-party written or oral verification is unavailable, or the information has not been verified by the third party within two weeks, the Program Administrator will annotate the file accordingly and utilize documents provided by the family as the primary source if the documents provide complete information.

All such documents, excluding government checks, will be photocopied and retained in the applicant file. In cases where documents are reviewed which cannot be photocopied, staff viewing the document(s) will complete a Certification of Document Viewed or Person Contacted form.

The Program Administrator will accept the following documents from the family provided that the documents are such that tampering would be easily noted:

- \*Printed wage stubs
- \*Computer print-outs from the employer
- \*Signed letters (provided that the information is confirmed by phone)
- \*Other documents noted in this Chapter as acceptable verification

The Program Administrator will accept faxed documents.

The Program Administrator will not accept photocopies.

If third-party verification is received after documents have been accepted as provisional verification, and there is a discrepancy, the Program Administrator will utilize the third party verification.

### **Self-Certification/Self-Declaration**

When verification cannot be made by third-party verification or review of documents, families will be required to submit a self-certification.

Self-certification means a notarized statement/affidavit/certification/statement under penalty of perjury and must be witnessed.

## **B. RELEASE OF INFORMATION**

The family will be required to sign specific authorization forms when information is needed that is not covered by the form HUD -9886, Authorization for Release of Information.

Each member requested to consent to the release of information will be provided with a copy of the appropriate forms for their review and signature.

Family refusal to cooperate with the HUD prescribed verification system will result in denial of admission or termination of assistance because it is a family obligation to supply any information requested by the Program Administrator or HUD.

### **C. COMPUTER MATCHING**

Where allowed by HUD and/or other State or local agencies, computer matching will be done.

### **D. ITEMS TO BE VERIFIED**

All income not specifically excluded by the regulations.

Zero-income status of household.

Full-time student status including High School students who are age 18 or over.

Current assets including assets disposed of for less than fair market value in preceding two years.

Child care expense where it allows an adult family member to be employed or to further his/her education.

Total medical expenses of all family member in households whose head or spouse is elderly or disabled.

Disability assistance expenses to include only those costs associated with attendant care or auxiliary apparatus which allow an adult family member to be employed.

Identity

U.S. citizenship/eligible immigrant status.

Social Security Numbers for all family members 6 years of age or older.

Preference status, based upon Local preferences.

Displacement status of single applicants who are involuntarily displaced through no fault of their own.

Familial/Marital status when needed for head or spouse definition.

Disability for determination of preferences, allowances or deductions.

## **E. VERIFICATION OF INCOME**

This section defines the methods the Program Administrator will use to verify various types of income.

### **Employment Income**

Verification forms request the employer to specify the:

Dates of employment

Amount and frequency of pay

Date of the last pay increase

Likelihood of change of employment status and effective date of any known salary increase during the next 12 months

Year-to-date earnings

Estimated income from overtime, tips, bonus pay expected during next 12 months

Acceptable methods of verification include, in this order:

1. Employment verification form completed by the employer.
2. Check stubs or earning statements which indicate the employee's gross pay, frequency of pay or year-to-date earnings.
3. W-2 forms plus income tax return forms.
4. Income tax returns signed by the family may be used for verifying self-employment income, or income from tips and other gratuities.

In cases where there are questions about the validity of information provided by the family, the Program Administrator will require the most recent federal income tax statements.

### **Social Security, Pensions, Supplementary Security Income (SSI), Disability Income**

Acceptable methods of verification include, in this order:

1. Benefit verification form completed by agency providing the benefits.
2. Award or benefit notification letters prepared and signed by the providing agency.
3. Computer report electronically obtained or in hard copy.



4. Bank statements for direct deposits.

#### **Unemployment Compensation**

Acceptable methods of verification include, in this order:

1. Verification form completed by the unemployment compensation agency.
2. Computer printouts from unemployment office stating payment dates and amounts.
3. Payment stubs.

#### **Welfare Payments or General Assistance**

Acceptable methods of verification include, in this order:

1. The Program Administrator verification form completed by payment provider.
2. Written statement from payment provider indicating the amount of grant/payment, start date of payments, and anticipated changes in payment in the next 12 months.
3. Computer-generated Notice of Action.

#### **Alimony or Child Support Payments**

Acceptable methods of verification include, in this order:

1. Copy of a separation or settlement agreement or a divorced decree stating amount and type of support and payment schedules.
2. Computerized official printout of payments made if through a state agency.
3. A notarized letter from the person paying the support.
4. Copy of latest check and/or payment stubs from Court Trustee. The Program Administrator must record the date, amount, and number of the check.
5. Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received.
6. If payments are irregular, the family must provide:

A copy of the separation or settlement agreement, or a divorce decree stating the amount and type of support and payment schedules.

A statement from the agency responsible for enforcing payments to show that the family has filed for enforcement.

A welfare notice of action showing amounts received by the welfare agency for child support.

A written statement from an attorney certifying that a collection or enforcement action has been filed.

### **Net Income from a Business**

In order to verify the net income from a business, the Program Administrator will view IRS and financial documents from prior years and use this information to anticipate the income and expenses for the next 12 months.

Acceptable methods of verification include:

1. IRS Form 1040, including:  
Schedule C (Small Business)  
Schedule E (Rental Property Income)  
Schedule F (Farm Income)
2. If accelerated depreciation was used on the tax return or financial statement, an accountant's calculation of depreciation expense, computed using straight-line depreciation rules.
3. Audited or unaudited financial statement(s) of the business.
4. Third party verification forms for each customer/contract indicating the amount of income received in a specified time period.

Expenses for rent and utilities will not be allowed for operations or businesses based in the subsidized unit, as these expenses are a required family contribution in the housing choice voucher program and are recalculated based upon the family's income.

### **Child Care Business**

If an applicant/participant is operating a licensed day care business, income and expenses will be verified as with any other business.

If the applicant/participant is operating a cash and carry operation (which may or may not be licensed), the Program Administrator will require that the applicant/participant complete a form for each customer which indicates: name of person(s) whose child (children) is/are being cared for, phone number, number of hours child is being cared for, method of payment (check/cash), amount paid, and signature of person.

If child care services were terminated, a third-party verification will be sent to the parent whose child was cared for.

### **Recurring Gifts**

The family must furnish a self-certification containing the following information:

- The person who provides the gifts
- The value of the gifts
- The regularity (dates) of the gifts
- The purpose of the gifts

### **Zero Income Status**

Families claiming to have no income will automatically undergo a credit review. The information contained in the credit report will be used to confirm the information provided by the family. The Program Administrator will also utilize records provided by the Department of Public Social Services.

The Program Administrator may check records of other departments in the jurisdiction that have information about income sources of customers.

### **Full-Time Student Status**

Only the first \$480 of the earned income of full-time students 18 years or older (including those who are temporarily absent), other than head or spouse, will be counted towards family income.

Financial aid, scholarships and grants received by full-time students are not counted towards family income.

Verification of full-time student status includes:

1. Written verification from the registrar's office or other school official.
2. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the educational institution.

## **F. INCOME FROM ASSETS**

Acceptable methods of verification include, in this order:

### **Savings Account Interest Income and Dividends**

Will be verified by:

1. Account statements, passbooks, certificates of deposit, or the Program Administrator verification forms completed by the financial institution.
2. Broker's statements showing value of stocks or bonds and the earnings credited the family. Earnings can be obtained from current newspaper quotations or oral broker's verification.

3. IRS Form 1099 from the financial institution, provided that the Program Administrator must adjust the information to project earnings expected for the next 12 months.

#### **Interest Income from Mortgages or Similar Arrangements**

1. A letter from an accountant, attorney, real estate broker, the buyer, or a financial institution stating interest due for next 12 months. (A copy of the check paid by the buyer to the family is not sufficient unless a breakdown of interest and principal is shown.)
2. Amortization schedule showing interest for the 12 months following the effective date of the certification or recertification.

#### **Net Rental Income from Property Owned by Family**

1. IRS Form 1040 with Schedule E (Rental Income).
2. Copies of latest rent receipts, leases, or other documentation of rent amounts.
3. Documentation of allowable operating expenses of the property: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedule showing monthly interest expense.

### **G. VERIFICATION OF ASSETS**

#### **Family Assets**

The Program Administrator will require the necessary information to determine the current cash value, (the net amount the family would receive if the asset were converted to cash).

1. Verification forms, letters, or documents from a financial institution or broker.
2. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.
3. Quotes from a stock broker or realty agent as to net amount family would receive if they liquidated securities or real estate.
4. Real estate tax statements if the approximate current market value can be deduced from assessment.
5. Financial statements for business assets.
6. Copies of closing documents showing the selling price and the distribution of the sales proceeds.

7. Appraisals of personal property held as an investment.

**Assets Disposed of for Less than Fair Market Value (FMV)** during two years preceding effective date of certification or recertification:

1. For all Certifications and Recertifications, the Program Administrator will obtain the Family's certification as to whether any member has disposed of assets for less than fair market value during the two years preceding the effective date of the certification or recertification.
2. If the family certifies that they have disposed of assets for less than fair market value, verification [or certification] is required that shows: (a) all assets disposed of for less than FMV, (b) the date they were disposed of, (c) the amount the family received, and (d) the market value of the assets at the time of disposition. Third party verification will be obtained wherever possible.

#### **H. VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME**

##### **Child Care Expenses**

1. Written verification from the person who receives the payments is required. If the child care provider is an individual, s/he must provide a statement of the amount they are charging the family for their services and whether any of the amounts owed have been or will be paid by sources outside the family.
2. Verifications must specify the child care provider's name, address, telephone number, the names of the children cared for, the number of hours the child care occurs, the rate of pay, and the typical yearly amount paid, including school and vacation periods.
3. Family's certification as to whether any of those payments have been or will be paid or reimbursed by outside sources.

##### **Medical Expenses**

Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below:

1. Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical costs to be incurred by the family and regular payments due on medical bills; and (b) extent to which those expenses will be reimbursed by insurance or a government agency.
2. Written confirmation by the insurance company or employer of health insurance premium to be paid by the family.

3. Written confirmation from the Social Security Administration's written of Medicare premiums to be paid by the family over the next 12 months. A computer printout will be accepted.
4. For attendant care:
  - a. A reliable, knowledgeable professional's certification that the assistance of an attendant is necessary as a medical expense and a projection of the number of hours the care is needed for calculation purposes.
  - b. Attendant's written confirmation of hours of care provided and amount and frequency of payments received from the family or agency (or copies of canceled checks the family used to make those payments) or stubs from the agency providing the services.
5. Receipts, canceled checks, or pay stubs that verify medical costs and insurance expenses likely to be incurred in the next 12 months.
6. Copies of payment agreements or most recent invoice that verify payments made on outstanding medical bills that will continue over all or part of the next 12 months.
7. Receipts or other record of medical expenses incurred during the past 12 months that can be used to anticipate future medical expenses. The Program Administrator may use this approach for general medical expenses such as non-prescription drugs and regular visits to doctors or dentists, but not for one-time, nonrecurring expenses from the previous year.
8. The Program Administrator will use mileage at the IRS rate, or cab, bus fare, or other public transportation cost for verification of the cost of transportation directly related to medical treatment.

#### **Assistance to Persons with Disabilities**

1. In All Cases:
  - (a) Written certification from a reliable, knowledgeable professional that the person with disabilities requires the services of an attendant and/or the use of auxiliary apparatus to permit him/her to be employed or to function sufficiently independently to enable another family member to be employed.
  - (b) Family's certification as to whether they receive reimbursement for any of the expenses of disability assistance and the amount of any reimbursement received.
2. Attendant Care:

- (a) Attendant's written certification of amount received from the family, frequency of receipt, and hours of care provided.
  - (b) Certification of family and attendant and/or copies of canceled checks family used to make payments.
3. Auxiliary Apparatus:
- (a) Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.
  - (b) In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment.

## **I. VERIFYING NON-FINANCIAL FACTORS**

### **Verification of Legal Identity**

In order to prevent program abuse, the Program Administrator will require applicants to furnish verification of legal identity for all family members.

The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is invalid or otherwise questionable, more than one of these documents may be required.

Certificate of Birth, naturalization papers  
Church issued baptismal certificate  
Current, valid Driver's license  
U.S. military discharge (DD214)  
U.S. passport  
Company/agency identification card and  
Department of Motor Vehicles identification card  
Hospital records

Documents considered acceptable for the verification of legal identity for minors may be one or more of the following:

Certificate of Birth  
Adoption papers  
Custody agreement  
Health and Human Services ID

### **Verification of Marital Status**

Verification of divorce status will be a certified copy of the divorce decree, signed by a Court Officer.

Verification of a separation may be a copy of court-ordered maintenance or other records.

Verification of marriage status is a marriage certificate.

### **Familial Relationships**

The following verifications may be required if applicable:

- Verification of relationship:
  - \* Official identifications showing names
  - \* Birth Certificates
  - \* Baptismal certificates
- Verification of guardianship:
  - \* Court - ordered assignment
- Verification from social services agency
- School records
  - \* Affidavit of parent
- Evidence of a stable family relationship:
  - \* Joint bank accounts or other shared financial transactions
  - \* Lease or other evidence of prior cohabitation
  - \* Credit reports showing relationship

### **Verification of Permanent Absence of Adult Member**

If an adult member who was formerly a member of the household is reported permanently absent by the family, the Program Administrator may require one or more of the following as verification:

1. Husband or wife institutes divorce action.
2. Husband or wife institutes legal separation.
3. Order of protection/restraining order obtained by one family member against another.
4. Proof of another home address, such as utility bills, canceled checks for rent, driver's license, or lease or rental agreement, if available.
5. Statements from other agencies such as social services or a written statement from the owner or manager that the adult family member is no longer living at that location.
6. If the adult family member is incarcerated, a document from the Court or prison should be obtained stating how long they will be incarcerated.
7. A notarized statement by the adult member of the household removing him/herself from the lease and housing choice voucher household and providing a forwarding address and effective date of the move.

### **Verification of Change in Family Composition**



The Program Administrator may verify changes in family composition (either reported or unreported) through letters, telephone calls, utility records, inspections, owners, neighbors, credit data, school or DMV records, and other sources.

### **Verification of Disability**

Verification of disability must be receipt of SSI or SSA disability payments under Section 223 of the Social Security Act or 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7)) or verified by appropriate diagnostician such as physician, psychiatrist, psychologist, therapist, rehabilitation specialist, or licensed social worker, using the HUD language as the verification format.

### **Verification of Citizenship/Eligible Immigrant Status**

To be eligible for assistance, individuals must be U.S. citizens or eligible immigrants. Individuals who are neither may elect not to contend their status. Eligible immigrants must fall into one of the categories specified by the regulations and must have their status verified by Immigration and Naturalization Service (INS). Each family member must declare their status once. Assistance cannot be delayed, denied, or terminated while verification of status is pending except that assistance to applicants may be delayed while the Program Administrator hearing is pending.

- (a) Citizens or Nationals of the United States are required to sign a declaration under penalty of perjury.
- (b) Eligible Immigrants who were Participants and 62 or over on June 19, 1995, are required to sign a declaration of eligible immigration status and provide proof of age.
- (c) Noncitizens with eligible immigration status must sign a declaration of status and verification consent form and provide their original immigration documents which are copied front and back and returned to the family. The Program Administrator verifies the status through the INS SAVE system. If this primary verification fails to verify status, the Program Administrator must request within ten days that the INS conduct a manual search.
- (d) Ineligible family members who do not claim to be citizens or eligible immigrants must be listed on a statement of ineligible family members signed by the head of household or spouse.
- (e) Noncitizen students on student visas are ineligible members even though they are in the country lawfully. They must provide their student visa but their status will not be verified and they do not sign a declaration but are listed on the statement of ineligible members.

**Failure to Provide**. If an applicant or participant family member fails to sign required declarations and consent forms or provide documents, as required, they must be listed as an ineligible member. If the entire family fails to provide and sign as required, the family may be denied or terminated for failure to provide required information.

Time of Verification . For applicants, verification of U.S. citizenship/eligible immigrant status occurs at the same time as verification of other factors of eligibility for final eligibility determination. For participants, it is done at the first regular recertification after June 19, 1995. For family members added after other members have been verified, the verification occurs at the first recertification after the new member moves in. Once verification has been completed for any covered program, it need not be repeated except that, in the case of port-in families, if the initial HA does not supply the documents, the Program Administrator must conduct the determination.

Extensions of Time to Provide Documents . Extensions must be given for persons who declare their eligible immigration status but need time to obtain the required documents. The length of the extension shall be based on individual circumstances. The Program Administrator will generally allow up to 30 days to provide the document or a receipt issued by the INS for issuance of replacement documents.

Acceptable Documents of Eligible Immigration . The regulations stipulate that only the following documents are acceptable unless changes are published in the Federal Register.

- Resident Alien Card (I -551)
- Alien Registration Receipt Card (I -151)
- Arrival-Departure Record (I -94)
- Temporary Resident Card (I -688)
- Employment Authorization Card (I -688B)
- Receipt issued by the INS for issuance of replacement of any of the above documents that shows individual's entitlement has been verified

A birth certificate is not acceptable verification of status. All documents in connection with U.S. citizenship/eligible immigrant status must be kept five years.

### **Verification of Social Security Numbers**

Social Security numbers must be provided as a condition of eligibility for all family members ages six and over if they have been issued a number. Social Security numbers will be verified through a Social Security Card issued by the Social Security Administration. If a family member cannot produce a Social Security Card, only the documents listed below showing his or her Social Security Number may be used for verification. The family is also required to certify in writing that the document(s) submitted in lieu of the Social Security Card information provided is/are complete and accurate:

- A driver's license

- Identification card issued by a Federal, State or local agency

- Identification card issued by a medical insurance company or provider (including Medicare and Medicaid)

- An identification card issued by an employer or trade union

An identification card issued by a medical insurance company

Earnings statements or payroll stubs

Bank Statements

IRS Form 1099

Benefit award letters from government agencies

Retirement benefit letter

Life insurance policies

Court records such as real estate, tax notices, marriage and divorce, judgment or bankruptcy records

Verification of benefits or Social Security Number from Social Security Administration

New family members age six and older will be required to produce their Social Security Card or provide the substitute documentation described above together with their certification that the substitute information provided is complete and accurate. This information is to be provided at the time the change in family composition is reported to the Program Administrator.

If an applicant or participant is able to disclose the Social Security Number but cannot meet the documentation requirements, the applicant or participant must sign a certification to that effect provided by the Program Administrator. The applicant/participant or family member will have an additional 60 days to provide proof of the Social Security Number. If they fail to provide this documentation, the family's assistance will be terminated.

If the family member states they have not been issued a number, the family member will be required to sign a certification to this effect.

#### **Medical Need for Larger Unit**

A written certification that a larger unit is medically necessary must be obtained from a reliable, knowledgeable medical professional.

#### **Secondary Review/Credit Checks**

As of July 1999, the Program Administrator has been using Credit Reports obtained from reliable sources to conduct secondary verifications for all applicants and a randomly selected portion of ongoing program participants. Starting in January 2001, HACoLA will obtain credit reports for 20% of new families.

The methodology used to evaluate the information obtained from the credit report in relation to new applicants is outlined in Chapter Three.

For continuously assisted families, the Program Administrator will routinely select, at random, a pre-identified number of families to undergo a secondary verification. Approximately 1,500 - 2,000 families will be reviewed annually. This secondary review will include a comparison between the information contained in the credit report, for each adult household member, and the information provided by the family to the Program Administrator for eligibility purposes. Specifically, the Program Administrator will review the credit to verify:

- ◆ **Employment** – If the credit report reveals employment during the subsidized period that was not disclosed to the Program Administrator, the family will be required to provide documentation that the employment did not occur or provide information regarding the amount of earnings received during the employment period.

If the family contends that the employment was made up for the purposes of obtaining credit or was erroneously placed on the credit report, the family must supply a letter from the employers listed confirming such information. On a case-by-case basis, the Program Administrator may accept a certified statement from the family.

If the family failed to disclose employment for a period longer than six months, the Program Administrator will propose termination of the family's assistance and seek repayment of any overpayment.

If the family failed to disclose employment for less than six months, the family will be required to attend a counseling interview and re-sign all program documents re-enforcing the family's obligations. The family will also be required to repay any overpayment amount. A second violation of this nature will result in a proposed termination.

- ◆ **Assets** - The credit report information will be used to verify assets, particularly, large items such as real estate property. If the credit report reveals that the family owns property, the family will be required to provide the appropriate documentation regarding the property.

If all documentation confirms that the family (any family member) owns real estate property that was purposely concealed, the Program Administrator will propose termination of assistance and seek repayment of any overpayment amount.

On a case-by-case basis, the Program Administrator will work with families that did not knowingly and willingly conceal assets during their eligibility review to preserve the family's rental assistance, if possible.

- ◆ **Aliases** - A credit report can provide information on other names that have been used for the purposes of obtaining credit. Common reasons for use of other names include a recent marriage or a divorce. If an alias has not been disclosed to the Program Administrator, the family will be asked to provide additional evidence of the legal identity of adult family members.
- ◆ **Current and previous addresses** – For a continuously assisted family, it is assumed that the family's primary residence is the assisted address. If the credit report

indicates the continuous use of an address, other than that of the assisted unit during the subsidized period, the family will be asked to provide documentation that the assisted address is being used as the family's primary residence. This may include a history of utility bills, bank statements, school enrollment record for children, credit card statements or other relevant documents. Failure to provide adequate proof may result in termination of assistance.

If the family is not using the subsidized unit as their primary residency and/or is subletting the assisted unit, the file will be referred for proposed termination and the Program Administrator will seek full repayment of any overpayment amount.

- ◆ Credit card and loan payments – A credit report will usually include a list of the family's financial obligations. Examples of the items that may show up include car loans, mortgage loans, student loans and credit card payments. The Program Administrator will review this information to confirm the income and asset information provided by the family. If the family's current financial obligations (total amount of current monthly payments) exceed the amount of income reported by the family, the Program Administrator will ask the family to disclose how they are currently meeting their financial obligations. Accounts that have been charged off or significantly delinquent are not included in this calculation. Failure to provide adequate proof of income will result in the file being referred for proposed termination. Additionally, the Program Administrator will seek full repayment of any overpayment amount.
- ◆ Multiple Social Security numbers – A credit report may list multiple Social Security numbers if an adult family member has used different Social Security numbers to obtain credit. If the credit report information does not match the information provided by an adult member of the family, the family member will be required to obtain written confirmation of the Social Security number that was issued to him/her from the Social Security Administration.

Whenever a violation results in a proposed termination, the family is entitled to request an informal hearing. The procedures governing the informal hearing process are outlined in chapter 19.

## **Chapter 8**

### **VOUCHER ISSUANCE AND BRIEFINGS**

#### **INTRODUCTION**

The HA's objectives are to assure that families selected to participate are successful in obtaining an acceptable housing unit, and that they have sufficient knowledge to derive maximum benefit from the program and to comply with program requirements. When families have been determined to be eligible, the Program Administrator will conduct a mandatory briefing to ensure that families know how the program works. The briefing will provide a broad description of owner and family responsibilities, the Program Administrator's procedures, and how to lease a unit. The family will also receive a briefing packet that provides more detailed information about the program. This Chapter describes how briefings will be conducted, the information that will be provided to families, and the policies for how changes in the family composition will be handled.

#### **A. ISSUANCE OF HOUSING CHOICE VOUCHERS**

When funding is available, the Program Administrator will issue Vouchers to applicants whose eligibility has been determined.

The number of vouchers issued must ensure that the Program Administrator stays as close as possible to 100% lease-up. The Program Administrator performs a calculation to determine whether applications can be processed, the number of vouchers that can be issued, and to what extent the Program Administrator can over-issue.

The Program Administrator may over-issue vouchers only to the extent necessary to meet leasing goals. All vouchers that are over-issued must be honored. If the Program Administrator finds it is over-leased, it must adjust future issuance of vouchers in order not to exceed the ACC budget limitations for the fiscal year.

#### **B. BRIEFING TYPES AND REQUIRED ATTENDANCE**

##### **Initial Applicant Briefing**

A full HUD-required briefing will be conducted for applicant families who are determined to be eligible for assistance. The briefings will be conducted in groups or individual meetings. Families who attend group briefings and still have the need for individual assistance will be referred to the appropriate staff person.

Briefings will be conducted in English.

The purpose of the briefing is to explain the documents in the Voucher holder's packet to families so that they are fully informed about the program. This will enable them to utilize the program to their advantage, and it will prepare them to discuss it with potential owners and property managers.

The Program Administrator will not issue a Voucher to a family unless the household representative has attended a briefing and signed the Voucher. Applicants who provide prior notice of inability to attend a briefing will automatically be scheduled for the next briefing. Applicants who fail to attend scheduled briefings, without prior notification and approval of the Program Administrator, may be denied admission based on failure to supply information needed for certification. The Program Administrator will conduct individual briefings for families with disabilities at their home, upon request by the family, if required for reasonable accommodation.

### **Briefing Packet**

The documents and information provided in the briefing packets will comply with all HUD requirements. The Program Administrator also includes other information and/or materials which are not required by HUD.

The family is provided with the following information and materials:

1. The term of the Voucher, and the Program Administrator policy for requesting extensions to the term of the Voucher or suspensions of the certificate/voucher.
2. A description of the method used to calculate the assistance payment, information on payment standards, and utility allowances.
3. How the maximum allowable rent is determined, including the rent reasonableness standard.
4. Guidance and materials to assist the family in selecting a unit, such as proximity to employment, public transportation, schools, shopping, and the accessibility of services. Guidance will also be provided to assist the family to evaluate the prospective unit, such as the condition, whether the rent is reasonable, average utility expense, energy efficiency, and security.
5. The boundaries of the geographical area in which the family may lease a unit including an explanation of portability.
6. The Program Administrator Standard Lease and HUD Lease addendum.
7. The Request for Tenancy Approval form, owner certification, and a description of the procedure for requesting approval for a unit.
8. The Program Administrator policy on providing information about families to prospective owners.
9. The Subsidy Standards, when and how exceptions are made and how the Voucher size relates to the unit size selected.
10. The HUD brochure, "A Good Place to Live" on how to select a unit that complies with HQS.

11. The HUD brochure on lead -based paint and information about where blood level testing is available.
12. Information on Federal, State and local equal opportunity laws including the pamphlet "Fair Housing: It's Your Right" and the form for reporting suspected discrimination.
13. A list of owners or other parties willing to lease to assisted families or help in the search and/or known units available for the Voucher issued.
14. If the family includes a person with disabilities, notice that the Program Administrator will provide a list of available accessible units known to the Program Administrator.
15. The Family Obligations under the program.
16. The grounds for termination of assistance because of family action or failure to act.
17. When the Program Administrator is required to offer an informal hearing, how to request the hearing, and the hearing procedures.

#### **Other Information to be Provided at the Briefing**

The person conducting the briefing will also describe how the program works and the relationship between the family and the owner, the family and the Program Administrator, and the Program Administrator and the owner.

The briefing presentation emphasizes:

Family and owner responsibilities

Where a family may lease a unit inside and outside its jurisdiction

How portability works for families eligible to exercise portability

Advantages to moving to areas with low concentration of poor families if family is living in a high poverty census tract in the HA's jurisdiction

The Family Self Sufficiency program and its advantages

If the family includes a person with disabilities, the Program Administrator will ensure compliance with CFR 8.6 to ensure effective communication.

#### **Move Briefing**

A move briefing will be held for participants who will be issued Vouchers to move, and who have been recertified within the last 120 days, and have given notice of intent to vacate to their owner. This briefing includes incoming and outgoing portable families. Families whose recertifications are older than 120 days must be recertified in order to be briefed to move.



Families failing to attend a scheduled move briefing twice will be denied a new Voucher based on failure to provide required information.

### **Owner Briefing**

Briefings are held for owners at least annually. All owners receive a mailed invitation. Prospective owners are also welcome. The purpose of the briefing is to assure successful owner participation in the program.

### **C. ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW INCOME OR MINORITY CONCENTRATION**

At the briefing, families are encouraged to search for housing in non-impacted areas and the Program Administrator will provide assistance to families who wish to do so.

The assistance provided to such families includes:

- Direct contact with owners.
- Counseling with the family.
- Providing information about services in various non-impacted areas.
- Meeting with neighborhood groups to promote understanding.
- Formal or informal discussions with owner groups
- Formal or informal discussions with social service agencies
- Meeting with rental referral companies or agencies
- Meeting with fair housing groups or agencies

The Program Administrator will maintain a database of available housing submitted by owners in all neighborhoods within its jurisdiction to ensure greater mobility and housing choice to very low-income households. The listings will be made available to Voucher holders who are actually seeking housing.

### **D. SECURITY DEPOSIT REQUIREMENTS**

#### **Leases Effective Prior to October 2, 1995**

The amount of Security Deposit which could have been collected by owners under contracts effective prior to October 2, 1995 is:

Under the Certificate Program, the owner could have collected a Security Deposit in an amount not to exceed Total Tenant Payment or \$50.00, whichever is greater, for non-lease-in-place families.

For the Voucher Program, the owner, at his/her discretion, could have collected a Security Deposit in an amount not to exceed (the Program Administrator's policy):

- The greater of 30% of adjusted monthly income or \$50.

**Leases Effective on or after October 2, 1995**

Security deposits charged by owners may not exceed those charged to unassisted families (nor the maximum prescribed by State or local law.)

For lease-in-place families, responsibility for first and last month's rent is not considered a security deposit issue. In these cases, the owners should settle the issue with the family prior to the beginning of assistance.

**E. TERM OF VOUCHER**

During the briefing session, each household will be issued a Voucher which represents a contractual agreement between the Program Administrator and the Family specifying the rights and responsibilities of each party. It does not constitute admission to the program, which occurs when the lease and contract become effective.

**Expirations**

The Voucher is valid for a period of sixty calendar days from the date of issuance. The family must submit a Request for Tenancy Approval and Lease within the sixty -day period unless an extension has been granted by the Program Administrator.

If the Voucher has expired, and has not been extended by the Program Administrator or expires after an extension, the family will be denied assistance. The family will not be entitled to a review or hearing. If the family is currently assisted, they may remain as a participant in their unit if there is an assisted lease/contract in effect.

**Suspensions**

When a Tenancy Approval is received, the Program Administrator will not deduct the number of days required to process the request from the 60 -day term of the Voucher.

**Extensions**

The Program Administrator may grant extensions to Vouchers.

A family may request an extension of the Voucher time period. All requests for extensions must be received in writing prior to the expiration date of the Voucher.

Extensions are permissible at the discretion of the Program Administrator up to a maximum term of 180 days, primarily for the following reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.

The Program Administrator is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Program Administrator, throughout the initial sixty-day period. A completed Proof of Effort form is required.

The family was prevented from finding a unit due to disability accessibility requirements or large size (four bedroom or larger) unit requirement. The Proof of Effort form is part of the required verification.

The Program Administrator extends in one or more 30-day increments for a maximum of 60 days. The Housing Supervisor has authority to provide extensions up to a maximum term of 270 days for medical or reasonable accommodations only. Such matters will be considered on an individual basis and must be supported by verifiable third party documentation.

#### **Assistance to Voucher Holders**

Families who require additional assistance during their search may call the Marketing List for a listing of available units. Information regarding the Marketing List will be presented at the briefing session.

The Program Administrator will assist families with negotiations with owners and provide other assistance related to the families' search for housing.

#### **F. VOUCHER ISSUANCE DETERMINATION FOR SPLIT HOUSEHOLDS**

In those instances when a family assisted under the housing choice voucher program becomes divided into two otherwise eligible families due to divorce, legal separation, or the division of the family, and the new families cannot agree as to which new family unit should continue to receive the assistance, and there is no determination by a court, the Program Administrator shall consider the following factors to determine which of the families will continue to be assisted:

1. Which of the two new family units has custody of dependent children.
2. Which family member was the head of household when the Voucher was initially issued (listed on the initial application).
3. The composition of the new family units, and which unit contains elderly or disabled members.
4. Whether domestic violence was involved in the breakup.
5. Which family members remain in the unit.

6. Recommendations of social service professionals.

Documentation of these factors will be the responsibility of the requesting parties.

If documentation is not provided, the Program Administrator will terminate assistance on the basis of failure to provide information necessary to complete the annual recertification.

Where the breakup of the family also results in a reduction of the size of the Voucher, the family will be required to move to a smaller unit if the current owner is unwilling to accept the rent level of the smaller sized certificate.

**G. REMAINING MEMBER OF FAMILY - RETENTION OF VOUCHER**

To be considered the remaining member of the family, the person must have been previously approved by the Program Administrator to be living in the unit.

Alive - in attendant, by definition, is not a member of the family and will not be considered a remaining member of the Family.

In order for a minor child to continue to receive assistance as a remaining family member:

1. The court has to have awarded emancipated minor status to the minor, or
2. The Program Administrator has to have verified that social services and/or the Juvenile Court has arranged for another adult to be brought into the assisted unit to care for the child(ren) for an indefinite period.

A reduction in family size may require a reduction in the Voucher size.

**H. FAMILY VOLUNTARILY RELINQUISHES HOUSING CHOICE VOUCHER**

The family may voluntarily relinquish their housing choice voucher at any time. In such cases, the HA will provide the owner of the property with a 30 day notice indicating that rental assistance will terminate based on the family's request. The family will become fully liable for the contract rent after the 30 days.

Generally, the Program Administrator will not re-instate a family once a request for voluntary termination has been received. However, as a reasonable accommodation, the Program Administrator will review requests for reinstatements received within six months and make a determination on a case by case basis.

If a family voluntarily relinquishes their housing choice voucher in lieu of facing termination, the Program Administrator will continue to seek to recover any monies that may be due the Housing Authority as a result of misrepresentation or other breach of program regulations.



## **Chapter 9**

### **THE NEW CONTRACT PROCESS REQUEST FOR TENANCY APPROVAL AND CONTRACT EXECUTION**

#### **INTRODUCTION**

After families are issued a voucher, they may search for a unit anywhere within the HA's jurisdiction, or outside of the HA's jurisdiction if they qualify for portability. The family must find an eligible unit under the program rules, with an owner who is willing to enter into a Housing Assistance Payments Contract with the Program Administrator. This Chapter defines the types of eligible housing, the HA's policies which pertain to initial inspections, lease requirements, owner disapproval, and the processing of Requests for Tenancy Approval (RTA).

#### **A. REQUEST FOR TENANCY APPROVAL**

The family must submit the Request for Tenancy Approval (RTA) and a copy of the proposed Lease during the term of the voucher. Both the owner and the Voucher holder must sign the Request for Tenancy Approval.

The Program Administrator will not permit the family to submit more than one RTA at a time.

The Request will be approved if:

1. The unit is an eligible type of housing
2. The unit meets HUD's Housing Quality Standards (and any additional criteria as identified in this Administrative Plan)
3. The rent is reasonable
4. The security deposit amount is approvable
5. The proposed lease complies with HUD and the HA's requirements, and State and local law
6. The owner is approvable, and there are no conflicts of interest

#### **Disapproval of RTA**

If the HA determines that the Request cannot be approved for any reason, the owner and the family will be notified in writing. The Program Administrator will instruct the owner and family of the steps that are necessary to approve the Request.

The owner will be given five calendar days to submit an approvable RTA from the date of disapproval unless the reason for the disapproval is the result of multiple failed inspections (three or more failed HQS inspections).

When, for any reason, an RTA is not approved, the HA will furnish another RTA form to the family along with the notice of disapproval so that the family can continue to search for eligible housing.

The Program Administrator will suspend the term of the Voucher while the RTA is being processed. Therefore, the length of time allotted to a family for the purpose of locating another unit will be based on the number of days left on the term of the voucher at the time the RTA was submitted to the Program Administrator.

## **B. ELIGIBLE TYPES OF HOUSING**

The Program Administrator will approve any of the following types of housing in the Voucher program:

- Single Family Dwellings – including condos and townhouses.
- Manufactured homes where the family leases the mobile home and the pad.
- Manufactured homes where the family owns the mobile home and leases the pad.
- Multifamily Dwellings (apartment buildings).
- Units owned but not subsidized by the HA (HUD -prescribed requirement).

A family can own a rental unit but cannot reside in it while being assisted, except in the cases involving manufactured homes where the family owns the mobile home and leases the pad. A family may lease in and have an interest in a cooperative housing development.

The HA may not permit a Voucher holder to lease a unit which is receiving Project - Based housing choice voucher assistance or any duplicative rental subsidies.

### **Ineligible Housing Types**

The HA will not approve:

A unit occupied by the owner or by any person with an interest in the unit, other than manufactured homes described above.

Nursing homes or other institutions that provide care.

School dormitories and institutional housing.

Structure that have not been properly converted. Owners will be required to show permits for all conversion work when the integrity and/or soundness of a structure is in question.

Converted garages or other structures not intended to be living areas.

Any other types of housing prohibited by HUD.

## **Restrictions On Renting To Relatives**

In accordance with HUD policy, the family may not rent a unit from a relative. A owner is considered to be a relative of the assisted family if he/she is the parent, child, grandparent, grandchild, sister or brother of any member in the assisted household.

Exceptions may be made to this policy as a reason for a reasonable accommodation for persons with a disability. The Program Administrator will review all such requests on a case by case basis. The family will be required to provide documentation of disability and how the particular unit, owned by the relative, could benefit the disabled person. Failure to provide adequate documentation, within the specified time period (two weeks), will be grounds for denial of such request.

In all cases, the owner of the assisted unit may not reside in the unit with the assisted household, at any time during the term of the Housing Assistance Payment Contract (HAP) between the Program Administrator and the owner.

## **C. LEASE REVIEW**

### **Owner's Lease**

The Program Administrator will review the lease, particularly noting optional charges and compliance with regulations and State/local law. However, this is merely a cursory review as HUD regulations no longer require the Program Administrator to approve an owner's private lease.

When needed, the Program Administrator may require the owner and family to execute a lease rider that changes the rent amount on the owner's original lease.

The Program Administrator will provide the owner with the HUD required Tenancy Addendum as well.

### **The Program Administrator's Model Lease**

As indicated above, the owner has the option to use his/her own private lease or use the Program Administrator's model lease.

The Program Administrator's model lease is a provisional lease that outlines all the terms and conditions of the tenancy but does not include the effective date of the lease or the amount of rent the owner may collect. These items are negotiated after the unit has passed inspection.

The effective date of the lease and the contract rent are provided in a lease rider that must be executed by the owner and the family of the assisted unit. Both parties must comply with this requirement in order for the Housing Assistance Payment (HAP) contract to go into effect.

The effective date of the lease and the HAP contract will be based on the date the unit passed inspection or the family took possession of the unit, whichever is later. For this



purpose, the family is considered to be in possession of the unit when the family has a key to the unit and the unit is fully available for the family's exclusive use.

### **Separate Agreements**

Separate agreements are not necessarily prohibited. Families and owners will be advised of the prohibition of illegal side payments for additional rent, or for items normally included in the rent of unassisted families, or for items not shown on the approved lease.

Owners and families may execute separate agreements for services (parking space), appliances (other than range and refrigerator) and other items that are not included in the lease if the agreement is in writing and approved by the Program Administrator.

Any appliances, services or other items which are routinely provided to unassisted families as part of the lease (such as air conditioning, dishwasher or garage) or are permanently installed in the unit, cannot be put under separate agreement and must be included in the lease. For there to be a separate agreement, the family must have the option of not utilizing the service, appliance or other item.

The Program Administrator is not liable for unpaid charges for items covered by separate agreements and nonpayment of these agreements cannot be cause for eviction.

If the family and owner have come to a written agreement on the amount of allowable charges for a specific item, so long as those charges are reasonable and not a substitute for higher rent, they will be allowed.

All agreements for special items or services must be attached to the lease approved by the Program Administrator. If agreements are entered into at a later date, they must be approved by the Program Administrator and attached to the lease.

### **D. INITIAL INSPECTIONS**

See Chapter 10, "Housing Quality Standards and Inspections".

### **E. RENT LIMITATIONS**

In accordance with HUD regulations, at the time the family initially receives assistance for a new unit, the family's share of the rent for the unit (includes utilities and the rent to the owner) may not exceed more than 40% of the family's adjusted monthly income if the gross rent for the unit exceeds the payment standard.

If the gross rent (rent plus utilities) does not exceed the payment standard, the family may contribute more than 40% of their monthly income towards rent.

Although HUD does not place any limits on the amount that a family may contribute towards rent (if the family is a continuing family or the gross rent for an initial lease does not exceed the payment standard), the Program Administrator is concerned about affordability. Therefore, whenever a family is contributing more than 60% of their adjusted family income towards rent, the family will be required to attend an affordability

counseling session at the Program Administrator. Trained staff will review the family's financial situation and review the family's ability to meet their rental obligation. If the family discloses that they are concerned about their ability to meet their rental obligation, the Program Administrator will work with the family to help them locate another affordable unit. If the family indicates that they are able to meet all of their current financial obligations, the family will be allowed to proceed with their request to move into the unit. A notation will be made in the family's file.

#### **F. RENT REASONABLENESS**

A rent reasonableness test will be used to determine if the rent amount requested by the owner can be approved. The Program Administrator's rent reasonableness policy, including appeals process, is covered in Chapter 11 on this plan.

#### **G. INFORMATION TO OWNERS**

The Program Administrator is required to provide prospective owners with the address of the applicant and the names and addresses of the current and previous owner if known. The Program Administrator will make an exception to this requirement if the family's whereabouts must be protected due to domestic abuse or witness protection. The Program Administrator will not release any other information regarding the family.

The Program Administrator will inform owners that it is the responsibility of the owner to determine the suitability of prospective tenants. Owners will be encouraged to screen applicants for rent payment history, eviction history, damage to units, and other factors related to the family's suitability as a tenant.

Information regarding the Program Administrator's policy on this subject is included in the briefing packet and as an attachment to the Request for Tenancy Approval. This policy will apply uniformly to all families and owners.

In addition to the information listed above, the Program Administrator provides owner workshops at least twice a year. At the workshops, current and prospective owners are given an overview of the program and information about any significant program changes. There is also ample time for a question and answer session.

#### **H. OWNER DISAPPROVAL**

For purposes of this section, "owner" includes a principal or other interested party.

The Program Administrator may disapprove the owner for the following reasons:

HUD has informed the HA that the owner has been disbarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

HUD has informed the HA that the federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements and such action is pending.

HUD has informed the HA that a court or administrative agency has determined that the owner violated the Fair Housing Act or other federal equal opportunity requirements.

The owner has violated obligations under a housing assistance payments contract under housing choice voucher of the 1937 Act (42 U.S.C. 1437f).

The owner has committed fraud, bribery or any other corrupt act in connection with any federal housing program.

The owner has engaged in drug trafficking.

The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs or with applicable housing standards for units leased with project-based housing choice voucher assistance or leased under any other federal housing program.

**I. CHANGE IN TOTAL TENANT PAYMENT (TTP) PRIOR TO HAP EFFECTIVE DATE**

When the family reports changes in factors that will affect the Total Tenant Payment (TTP) prior to the effective date of the HAP contract, the information will be verified and the TTP will be recalculated. If the family does not report any change, the Program Administrator need not obtain new verifications before signing the HAP Contract, even if verifications are more than 60 days old.

**J. CONTRACT EXECUTION PROCESS**

Provided that the unit passes inspection, the Program Administrator will prepare the Housing Assistance Payment (HAP) Contract for execution. The family and the owner will execute the lease agreement, and the owner and the HA will execute the HAP Contract. Copies of the documents will be furnished to the parties who signed the respective documents.

The Program Administrator makes every effort to execute the HAP Contract before the commencement of the lease term. The HAP Contract may not be executed more than 60 days after commencement of the lease term and no payments will be made until the contract is executed.

The following Program Administrator representative(s) is/are authorized to execute a contract on behalf of the Program Administrator: housing choice voucher program Director, housing choice voucher program Assistant Director, housing choice voucher Assistant Managers and housing choice voucher Housing Supervisors.

Owners must provide the current address of their residence (not a Post Office box). If families lease properties owned by relatives, the owner's current address will be compared to the subsidized unit's address.

Owners must provide an Employer Identification Number or Social Security Number, and may also be required to provide a copy of their driver's license or other photo identification.

### **Determining the Contract Effective Date**

The effective date and the amount of the rental payment is communicated in writing to both the owner and family.

If the owner and the family have entered into a lease and provide a copy of the lease with the Request for Tenancy Approval, the effective date of the contract will be either:

- (a) the date the unit passed inspection (for families residing in the unit prior to the inspection date) or:
- (b) the date that the Program Administrator authorized the owner to allow the family to take possession of the unit.

The contract effective date will be based on the later of these two dates. If the owner and the family have not executed a lease prior to the HAP contract negotiation process, then the HAP contract will become effective once the lease has been properly executed by both parties.

### **Proof of Ownership**

In addition to the items listed above, the Program Administrator also requires owner to provide proof of ownership of the assisted unit. Acceptable documents include a recorded grant deed, a property tax bill, property insurance documentation and/or if the property was recently acquired, copies of closing escrow documents.

The Program Administrator also uses property profile information obtained from a private vendor to confirm ownership.

Generally, the Program Administrator will only require one form of proof of ownership. However, if ownership is questionable, additional documentation will be requested and must be provided prior to executing a HAP contract. Failure to provide the requested information within a reasonable period of time, generally not more than 30 days, will result in a cancellation of the RTA.

### **Establishing Eligibility To Execute Hap Contract And Other Related Documents**

In cases involving multiple owners, the Program Administrator will accept the signature of a designee on all contracts and related paperwork if all the legal owners have jointly agreed on the person/persons whom may act on their behalf.

To establish signature and/or payment authority, the Program Administrator requires that all persons who have interest in the property sign a letter of authorization giving one or more parties the right to sign contracts, other program documents and/or receive payments on behalf of the owners.

In cases involving a partnership, the Program Administrator may request the partnership agreement or incorporation documents to determine who is designated to act on the group's behalf.

The Program Administrator will not execute a HAP contract until all the proper authorization, from all the appropriate parties, has been provided. Failure to provide information needed to establish authority to execute the HAP contract within a reasonable time, generally 30 days, may result in a cancellation of the RTA.

Once the Program Administrator has established proper authorization, the letter of authorization will remain in effect until superseded by another authorization or the HAP contract is terminated. All changes or modification to the instructions provided in the current letter of authorization, must be provided in writing.

### **Payment To The Owner**

Once the HAP Contract is executed, the Program Administrator begins processing payments to the owner. Owners will have the option to receive a paper check delivered to them via mail or to enroll in the Program Administrator's direct deposit program. In either case, payments will be made by the first of each month.

If an owner misplaces a paper check, they must notify the Program Administrator as soon as possible. The Program Administrator will accept report of missing payment both via a telephone call and/or in writing. The Program Administrator will verify that the check has not been cashed and place an order to stop payment with the appropriate financial institution before issuing a replacement.

### **K. CHANGE IN OWNERSHIP**

A change in ownership does not require execution of a new contract.

The Program Administrator will process a change of ownership only upon the written request of the previous or new owner and only if accompanied by a copy of the escrow statement or other documents showing the transfer of title and the Employee Identification Number or Social Security number of the new owner.

In order to complete a change of ownership, the old owner and the new owner must jointly complete a release and assumption form. This form releases the old from the contract and obligates the new owner. The Program Administrator will provide this document once a request for a change is received.

In cases, such as foreclosures, where the old owner is not available, the new owner must sign an assumption contract. This document will be provided by the Program Administrator. When the document has been executed, the Program Administrator will send a copy of the assumption form, the HAP contract and the lease to the new owner.

## Chapter 10 HOUSING QUALITY STANDARDS AND INSPECTIONS

### **Introduction**

This chapter describes the Program Administrator's procedures for implementing Housing Quality Standards (HQS), conducting different HQS inspections, and setting standards for the timeliness of repairs. It also explains the responsibilities of the owner and family, and the consequences for noncompliance with HQS by owner and family. HQS is the HUD minimum quality standards for tenant-based programs. All assisted housing must comply with HQS, both at the initial occupancy of the dwelling unit, and during the term of the assisted lease. HQS applies to the building and premises, as well as the unit.

The Program Administrator may enhance these minimum standards, provided that by doing so, the Program Administrator does not overly restrict the number of units available for leasing.

### **A. TYPES OF INSPECTIONS**

The Program Administrator conducts inspections using the HQS set forth by HUD with some modifications. The modifications adopted by the Program Administrator are meant to ensure that assisted units are safe in relation to other units rented throughout Los Angeles County without being overly restrictive. Efforts will be made at all times to encourage owners to provide housing above the HQS minimum standards.

The types of inspections conducted by the Program Administrator are described below.

1. **New Contract Inspections** : initial HQS inspections conducted seven to ten working days following the receipt of a Request for Tenancy Approval.
2. **Annual Inspections** : inspections, which are conducted up to 150 days prior to the anniversary date of the Program Administrator contract.
3. **Follow-up Inspections** : inspections conducted within 30 days after a unit has failed the initial, interim, or annual inspection.
4. **Interim Inspections** : inspections that are conducted at the request of the owner, family, or agency (usually as a result of a violation of HQS or violation of the lease).
5. **Move-out Inspections** : inspections conducted at the owner's request if a damage claim is to be submitted for contracts effective before October 2, 1995. (Damage claim procedures are not applicable for contracts effective after October 2, 1995).
6. **Lateral Inspections** : inspections conducted when a family moves from one unit to a similar unit within the same complex.

7. **Quality control inspections:** inspections conducted by Unit Supervisors for at least 5 percent of total scheduled inspections.

## **B. DESCRIPTION OF HOUSING QUALITY STANDARDS (HQS)**

In order for a unit to pass an HQS inspection, the following standards must be met:

### **Walls:**

- Any exterior or interior surfaces with peeling or chipping paint must be scraped and painted with unleaded paint or replaced.
- In areas where plaster or drywall is sagging, severely cracked, or otherwise damaged, it must be repaired or replaced.
- All walls in a tub or shower area must be covered with ceramic tile or other material that is impervious to water to prevent water damage and eventual deterioration.

### **Windows:**

- All window sashes must be in good condition, solid, intact, and fit properly in the window frame. Damaged or deteriorated sashes must be replaced.
- Windows must be weather-stripped as needed to ensure a weather-tight seal.
- If window security bars or security screens are present on emergency exit windows, they must be equipped with a quick release system. The owner is responsible for ensuring that the family is instructed on the use of the system.

### **Doors:**

- All exterior doors must be solid core and weather-tight to avoid any air or water infiltration, have no holes, and have all trim intact.
- All interior doors must have no holes, have all trim intact, and be openable without the use of a key.
- All exterior doors must have deadbolt locks.

### **Floors:**

- All wood floors must be sanded to a smooth surface and sealed. Any loose or warped boards must be resecured and made level. If the boards cannot be leveled, they must be replaced.

- All floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage.

**Sinks:**

- All sinks and commode water lines must have shut off valves, unless faucets are wall-mounted.
- All sinks must have functioning stoppers

**Smoke Detectors :**

- Each assisted unit must be equipped with at least one properly working battery-operated or hard-wired smoke detector that is installed on each level of the unit.
- Whenever possible, smoke detectors should be installed in a hallway adjacent to a bedroom.
- If an assisted unit is occupied by a household with hearing-impaired persons, a permanently installed smoke detector designed for people with hearing impairments must be located in each bedroom that is occupied by a hearing-impaired person.

**Lead Based Paint:**

- A visual assessment of all painted surfaces of any unit which was built before 1978 and is intended to house a child under the age of 6, will be conducted to identify any deteriorated paint.
- If deteriorated paint is discovered as a result of the visual assessment, the property owner will be required to stabilize each deteriorated paint surface in accordance with 24 CFR Part 35.1330(a) and (b) before the participants occupy the unit.
- If the unit is already occupied, and contains deteriorated paint, the paint stabilization must be completed within 30 days from the date that the owner was notified of the results of the visual assessment.
- Any violation of these standards will cause the unit to be labeled uninhabitable.

**Units inhabited by a child with an environmental intervention blood lead level**

- Within 15 days after being notified by a public health department or other medical health care provider that a child of less than 6 years of age living in an assisted unit has been identified as having an environmental intervention blood lead level, the Program Administrator will perform a risk assessment of the dwelling unit in which the child lived at the time the blood was last sampled and the common areas servicing the dwelling unit. When the risk assessment is complete, the Program Administrator shall immediately provide the report of the risk assessment to the owner of the dwelling unit.



- If the child identified as having an environmental intervention blood lead level is no longer living in the unit when the designated party receives notification from the public health department or other medical health care provider, but another household receiving tenant-based rental assistance is living in the unit or is planning to live there, the requirements of this section still apply.
- If a public health department has already conducted an evaluation of the dwelling unit, or the designated party conducted a risk assessment of the unit and common areas servicing the unit between the date the child's blood was last sampled and the date when the designated party received the notification of the environmental intervention blood lead level, the requirements of these paragraphs do not apply.
- After receiving information from a source other than a public health department or other medical health care provider that a child of less than 6 years of age living in an assisted dwelling unit may have an environmental intervention blood lead level, the Program Administrator will immediately verify the information with a public health department or other medical health care provider. If verification is received that indicates the child has an environmental intervention blood lead level, the verification will constitute notification to the Program Administrator under the first paragraph, and the Program Administrator will conduct a risk assessment of the unit where the child lived when the blood was last sampled and provide the report of the risk assessment to the owner of the dwelling unit.
- Within 30 days after receiving the risk assessment report from the Program Administrator or the evaluation from the public health department, the property owner shall complete the reduction of identified lead-based paint hazards in accordance with the *abatement* (35.1325), and /or *interim controls* (35.1330), sections of the September 15, 1999 Final Rule (24 CFR Part 35 et al.).
- Hazard reduction is considered complete when clearance is achieved and the clearance report states that all lead-based paint hazards identified in the risk assessment have been treated with interim controls or abatement or when the public health department certifies that the lead-based paint hazard reduction is complete.
- If the owner does not complete the hazard reduction required by this section, the dwelling unit is in violation of Housing Quality Standards (HQS).
- The owner shall notify building residents of any evaluation or hazard reduction activities (Sec. 35.125).
- The Program Administrator will report the name and address of a child identified as having an environmental intervention blood lead level to the public health department within 5 working days of being so notified by any other medical health care professional.

- At least quarterly, the Program Administrator shall attempt to obtain the names and/or addresses of children of less than 6 years of age with an identified environmental intervention blood lead level from the Los Angeles County Health Department Childhood Lead Poisoning Prevention Program (CLPPP).
- At least quarterly, the Program Administrator will also report an updated list of the addresses of units receiving assistance under a tenant-based rental assistance program to the CLPPP. However, the report(s) are not required if CLPPP states that they do not wish to receive them.
- If the Program Administrator obtains names and addresses of environmental intervention blood lead level children from the CLPPP it will match information on cases of environmental intervention blood lead levels with the names and addresses of families receiving tenant-based rental assistance, unless the public health department performs such a matching procedure. If a match occurs, the Program Administrator will carry out the requirements of this section.

### **Additional Housing Quality Standards**

HUD has identified the items listed above. In addition to these items, all assisted units must also be in compliance with the following local building code regulations in order to pass an HQS inspection.

**Double Cylinder locks** – Under the Building Code Regulations for Los Angeles County, double-keyed deadbolts, or any other lock requiring special knowledge or a tool to open, are prohibited in a residential unit. All doors that provide an exit from the residence must be openable from the inside without the need of a key or any other special knowledge, effort or tool.

**Swimming pools** – Under the Building Code Regulations for Los Angeles County, all swimming pools must be enclosed by a gate from 48 inches to 60 inches tall. The gate must be self-closing with a self-closing latch and a protected panel must surround the latch. The Program Administrator will enforce this ordinance in multifamily structures.

**Earthquake straps for water heaters** – Under the Building Code regulations for Los Angeles County, all water heaters must be strapped at 1/3 intervals from the top to the bottom of the heater, for seismic stability.

### **C. INSPECTION SCHEDULE**

To promote decent, safe, and sanitary housing, the Program Administrator conducts an inspection in accordance with HQS at least annually, up to 150 days prior to the anniversary date of the contract. Interim inspections may be scheduled and conducted between anniversary dates.

The family must allow the Program Administrator to inspect the unit at a reasonable time and with reasonable notice. The Program Administrator will notify the family and/or owner in writing at least 10 calendar days prior to the inspection with exception of New Contract inspections (see Section I, New Contract Inspection).

Inspections will be conducted on a thirty-day cycle. HQS deficiencies that cause a unit to fail must be corrected by the owner, unless the family is responsible for the deficiencies (see section E). The Program Administrator's inspectors will determine who is responsible for the deficiencies in the assisted unit at the time of inspection.

1. **Inspection:** the family is notified of the date and time of the inspection appointment by mail.

An individual over eighteen years of age must be present to allow entry for the inspector. If the family is unable to be present, they must reschedule the appointment so that the inspection can be completed within 14 calendar days from the first inspection.

If the family fails to contact the Program Administrator to reschedule the inspection, or if the family misses two (2) inspection appointments, the Program Administrator will consider the family to be in violation of the Certified Statement of Family Obligation agreement and will initiate termination procedures in accordance with the Program Administrator's policy for proposed termination.

2. **Follow-up inspection :** if an assisted unit fails a HQS inspection, the family and owner will be notified, in writing, of the failed items. The owner and family will be given 30 days from the notification letter to make the appropriate corrections and to notify the Program Administrator so that a follow-up inspection can be scheduled. Furthermore, the letter will serve notice that the Program Administrator will terminate contract in 60 days if indeed the unit fails again. If the family is not at home for the follow-up inspection appointment, a calling card will be left at the unit with instructions. A second follow-up inspection will be scheduled automatically and the owner and family will be notified by mail.
3. **Final Inspection:** if an assisted unit fails the final inspection, the Program Administrator contract will be terminated 30 days after the final inspection was failed.

Inspections will be conducted on business days between the hours of 7:00 a.m. and 5:00 p.m.

#### **D. WHEN DEFICIENCIES MUST BE CORRECTED**

Emergency items which endanger the family's health or safety must be corrected within 24 hours of inspection or verbal/written notification but no longer than 48 hours total from the time of inspection.

In cases where the owner or responsible party cannot be notified verbally, i.e. weekends, the Program Administrator will have a written notification mailed the day of the inspection.

The following items are considered life-threatening emergencies and will cause a unit to be labeled uninhabitable:

- ❖ Gas leaks
- ❖ Major plumbing problems
- ❖ Utilities not in service

- ❖ No running water
- ❖ No functioning toilet
- ❖ Unstable roof/structure

In cases where the unit is deemed uninhabitable, the family will be issued a certificate/voucher within 24 hours so that they can make arrangements to secure another residence if necessary.

If the emergency repair item(s) are not corrected in the time period required by the Program Administrator, and the **owner** is responsible, the housing assistance payment will be abated and the contract will be terminated.

If the emergency repair item(s) are not corrected in the time period required by the Program Administrator, and the family has violated the Certified Statement of Obligation, the Program Administrator will terminate the family's assistance but will not abate the payment to owner for that month.

If repairs are completed and the family wishes to move back into the unit, a new RLA will need to be submitted for that unit and the New Contract Process will need to be completed again.

### **Serious HQS Violation**

In order to assist Housing Inspectors in making a determination regarding the condition of an assisted unit, HQS has compiled a list of serious deficiencies, that although not life threatening, do constitute a serious violation. If such conditions exist in a unit, an inspection may fail the unit. This list is provided to both owners and family prior to all inspections.

Serious HQS Violations:

1. No TRP/Drain pipe on water heater. Clogged toilets/sinks/washbasins/bathtubs
2. Torn carpet or linoleum flooring posing a tripping hazard
3. Stretched carpet when a potential hazard exists
4. Broken mirrors, cabinets, etc.
5. Missing smoke detectors
6. Vermin infestation (fleas, roaches, termites, mice, & rats)
7. Double cylinder locks
8. Exterior/common grounds rubbish/debris/overgrown grass/weeds
9. Large holes/cracks/uneven concrete in walkway
10. Building with major peeling of wood trim/paint - directly affecting family's unit
11. Large porcelain chips in bathtubs/sinks/washbasin exposing black surfaces/rust
12. Burner knobs missing on stove
13. Inoperable stove/refrigerator
14. Bathrooms where no windows are present and exhaust fans are missing/inoperable
15. Flammable products stored near water heaters
16. Signs of leaking/water damage on ceiling/roof
17. Broken windows and larger cracks which pose a potential hazard
18. Algae/debris in swimming pool
19. Loose handrails
20. Missing/cracked switch cover plates

- 21. Closet door off track
- 22. Bedroom window security bar release mechanism inoperable
- 23. Inoperable window locks

Generally all conditions listed above must be corrected within 30 days. For major repairs, the Inspection Housing Unit Supervisor or Housing Supervisor may approve an extension beyond 30 days. However, this extension cannot exceed 60 days.

#### **E. DETERMINATION OF RESPONSIBILITY**

In accordance with family obligations, the following deficiencies are considered the responsibility of the family:

- Family-paid utilities not in service,
- Failure to provide or maintain family -supplied appliances
- Damages to the unit or premises caused by a household member or guest beyond normal wear and tear.

“Normal wear and tear” is defined as items that could be charged against the family’s security deposit under state law or court practice.

The owner is responsible for all other HQS violations. In cases such as vermin infestation, where burden of responsibility is not immediately clear, the Program Administrator’s inspector will be responsible for determining the responsible party.

#### **F. CONSEQUENCES OF VERIFIED OWNER -RELATED DEFICIENCIES**

The owner has a responsibility to maintain the unit in accordance with all HQS. When it has been determined that a unit on the program fails to meet HQS, the owner of that unit is responsible for completing the necessary repair(s) in the time period specified by the Program Administrator. At the time the determination of a departure from HQS is made, the assistance payments to the owner will be abated.

#### **Abatement**

Abatement is defined as withholding Housing Assistance Payments (HAP) to the owner for the period of time the unit is out of compliance with HQS requirements.

HAP will be withheld (abated) if:

1. The assisted unit fails the first and second housing inspections due to owner -related deficiencies.
2. The Program Administrator has verified that there were serious health and safety hazards at the assisted unit, and the owner did not complete the needed repairs within 24 hours. Examples of serious health and safety conditions include but are not limited to: major plumbing stoppages, unstable roof or structural issues, gas leaks, and lack of any utilities that are the owner’s responsibility to supply.

Furthermore, families that reside in units that have been abated will be issued a Voucher and will have the option to move even if the assisted unit passes inspection at the third and final inspection (this excludes participants of the Moderate Rehabilitation Program).

Under normal circumstances, the Program Administrator will inspect an abated unit 30 days after the abatement notification has been issued. If an owner has completed the necessary repairs prior to the next scheduled inspection, he/she may request an earlier inspection date. Requests for earlier repair dates will be reviewed and accommodated in a case-by-case basis.

If the assisted unit fails the third and final housing inspection, or if the inspector cannot gain entry, termination of the HAP Contract will be proposed. Although, the Program Administrator is prohibited from implementing rent abatement for family-caused deficiencies, abatement will apply if family-caused and owner-related deficiencies exist together.

### **Payments**

A notice of abatement will be sent to the owner stating the effective abatement date, deficiencies noted, repair(s) which need to be made, and the date of the next inspection (generally within 30 days).

The Program Administrator will stop payment on the day of the failed inspection. Payments will be placed on hold for the next month and the owner will be required to return payment to the Program Administrator for each day the unit is not in compliance.

If the owner makes repairs during the abatement period, HAP payments will resume on the day the Program Administrator's inspector has verified the corrections and the unit passes inspection.

No retroactive payments will be made to the owner for the period of time the rent was abated and the unit did not comply with HQS. The notice of abatement states that the family is not responsible for the Program Administrator's portion of rent that is abated. However, the family is responsible to pay its portion of the rent while abatement is in effect.

### **G. CONSEQUENCES OF VERIFIED FAMILY -CAUSED DEFICIENCIES**

The family has a responsibility to maintain the assisted unit in good condition and to notify the owner of needed repairs. If no non-emergency violations of HQS are determined to be the responsibility of the family, the Program Administrator will require the family to make any repair(s) or corrections within the 30-day cycle. Housing assistance can be terminated if an assisted unit continues to fail housing inspections for family-caused deficiencies (See Section E, "Determination of Responsibility") or the family fails to keep scheduled appointment(s).

Extensions will be granted on a case-by-case basis and must be approved by the Assisted Housing Unit Supervisor.

If it has been concluded that all deficiencies are family -caused, the owner's rent will not be abated for such items.

#### **H. NEW CONTRACT INSPECTION**

After the RTA is received, the new contract (initial) inspection will be conducted in order to:

1. Determine if the unit, including common areas, meets the HQS as defined in this plan.
2. Document the current condition of the unit. This will serve as the basis to evaluate the future condition of the unit, i.e. excessive wear and tear.

If the unit fails the initial HQS inspection, the unit will be scheduled for a follow-up inspection within 10 working days. The owner can request an inspection sooner if repairs have been made prior to the follow-up inspection date.

On a new contract inspection, the owner will be given up to 30 days to correct the deficiencies depending on the amount and complexity of the work to be done.

In both cases discussed above, the owner will be given two additional inspections, if they are necessary for repair work to be satisfactorily completed.

If the time period given by the Program Administrator to correct the deficiencies has lapsed, or the maximum number of 3 failed inspections has occurred, the family must select another unit.

#### **I. TERMINATION OF CONTRACT**

If the owner is responsible for repairs, and fails to correct all the deficiencies cited by the end of the abatement period, the owner will be sent a HAP Contract Proposed Termination notice. The abatement will remain in effect until the effective date of the termination,

When the Program Administrator Contract has been terminated, the family will be required to move in order to continue receiving rental assistance.

RTA submitted for units that have been terminated due to abatement will be reviewed on a case by case basis. In cases where the RTA is accepted, the family will be brought in for counseling on their situation.

#### **Quality Control Inspections**

To ensure efficient program operations, it is essential for management to apply sound quality control practices. The purpose of Quality Control inspections is to objectively ascertain that each inspector is conducting accurate and complete inspections, and to ensure that there is consistency among inspectors in application of the Housing Quality Standards.

Quality Control inspections will be performed by the Unit Supervisor on 5 percent of the conducted inspections.

### **Garages**

A rental unit does not need to include the use of a garage if the structure is detached. In cases where the lease will not include the use of the garage, the owner must provide a written statement that will be kept in the family's file. The notice must include a statement including that the owner will ensure that the garage/structure will be free of hazardous materials so as to ensure the health and safety of the family utilizing the main structure on the property for housing.

In cases where the garage is attached to the main structure, the garage must be included as part of the lease.

*Garage Conversion* - The Program Administrator will not count improperly converted structures as sleeping rooms.

In cases where an owner has modified the rental unit without obtaining the proper city and/or County building permits, the Program Administrator will rely on the legal property description for the purposes of negotiating the rent and determining how many actual sleeping rooms are in the rental unit.



## **Chapter 11**

### **SETTING PAYMENT STANDARDS AND DETERMINING RENT REASONABLENESS**

#### **INTRODUCTION**

The Program Administrator is responsible to ensure that the rents charged by owners are reasonable based upon objective comparables in the rental market. When the Program Administrator has determined that the unit meets the minimum HQS, that the lease is approvable, and that the rent is reasonable, it will make timely payments to the owner and notify the owner of the procedures for rent adjustments in the Voucher programs. This Chapter explains the Program Administrator's procedures for setting and adjusting the Payment Standards and conducting rent reasonableness surveys.

#### **A. PAYMENT STANDARDS FOR THE VOUCHER PROGRAM**

HUD regulations allow the Program Administrator to set Payment Standards at a level that is between 90% to 110% of the Fair Market Rent for Los Angeles County. The Program Administrator must set the payment standard at a level that is high enough to ensure that families are able to afford quality housing while also balancing the need to provide assistance to as many families on the waiting list as possible.

The Program Administrator will review the payment standards at least annually to determine whether an adjustment should be made for some or all unit sizes. The following provides a list of the factors that will be used to evaluate the adequacy of the payment standard and/or be used to make a determination to adjust standards, as appropriate.

#### **Assisted Families' Rent Burdens**

The Program Administrator will review reports showing the percent of income used for rent by Voucher families to determine the extent to which the rent burden is more than 50% of income.

If more than 40% of program families in the overall program, or for a specific unit size, are contributing in excess of 50% of their adjusted monthly income towards rent, the Program Administrator will consider increasing the voucher payment standards. The payment standard will not be raised if:

- The payment is already at the maximum level HUD will allow (110%).
- The Program Administrator would have to reduce the number of new admissions by 20% or more for the upcoming year in order to fund the increase.

#### **Success Rate of Voucher Holders**

The Program Administrator will periodically review the success rate of Voucher holders. If 25% or more of new admissions and/or families wishing to move are unable to use the

Vouchers due to current rental rates in Los Angeles County, the Program Administrator will consider increasing the payment standard for particular unit sizes and/or the entire program, as appropriate.

The payment standard will not be increased if:

- The payment is already at the maximum HUD will allow (110%)
- The Program Administrator would have to reduce the number of new admissions by 20% or more for the upcoming year in order to fund the increase

### **Rent Reasonableness Data Base**

The Program Administrator will review the rent information in the rent reasonableness data bank and compare it to the payment standards established for the Voucher program. If the rent reasonableness review indicated that the payment standards are higher than the average rental unit in Los Angeles County, the payment standard for the specific unit size, or all payment standards, will be lowered to reflect the current market rents.

### **Quality of Units Selected**

The HA will review the quality of units selected by participant families before determining any change to the Payment Standard to ensure that Payment Standard increases are only made when needed to reach the mid-range of the market.

### **File Documentation**

A file will be retained in the Program Administrator Administrative Support Unit for at least three years to document the analysis and findings to justify whether or not the Payment Standard was changed.

## **B. RENT REASONABLENESS DETERMINATIONS**

Rent reasonableness determinations are made when units are placed under HAP Contract for the first time and when an owner requests a rent increase for the Voucher Program. The Program Administrator will determine and document on a case-by-case basis that the approved rent:

1. Does not exceed rents currently charged on new leases by the same owner for an equivalent assisted or unassisted unit in the same building or complex, and
2. Is reasonable in relation to rents currently charged by other owners for comparable units in the unassisted market.

Three comparable units will be used for each rent determination. Of these, one may be from the first category, and the remaining two should be from the second category. In cases where three comparable units are not available, due either to the unit's location, age or other special features, two comparables may be used to determine the appropriate rent, one from each category identified above.

All comparables must be based on the rent that the unit would command if leased in the current market. Leased in the current market means that the unit has been leased within the last 12 months.

The data for other unassisted units will be gathered from newspapers, realtors, professional associations, inquiries of owners, market surveys, and other available sources.

The Program Administrator will consider the census tract in which the unit is located to be the market area for the purposes of obtaining rent comparables. If a unit is located in a census tract that is primarily industry, or where no comparable units can be found, the Program Administrator will seek rent comparables in neighboring census tracts. In such cases, may require an inspector to go out to do a visual check of the two neighborhoods to ensure comparability.

The following items will be used for rent reasonableness documentation:

- Number of Bedrooms
- Facilities
- Location
- Quality
- Amenities
- Date Built
- Unit Type
- Management and Maintenance Services

The HA maintains a computer database which includes data on unassisted units for use by staff in making rent reasonableness determinations. The data is updated on an ongoing basis as a unit is sold when it is more than twelve months old.

In order for a unit to be considered comparable to another the units must:

- Located in the same census tract.
- Have been built within ten years of each other.
- Have three or more similar services and/or amenities.
- Have the same number of bedrooms.
- Be the same unit type. Single family structure will generally not be compared to multifamily structures. However, the Program Administrator may make an exception in unique cases where no other selection of rental units exists in the area.

### **Appealing a Rent Comparability Determination**

If the owner of the property disagrees with the rent reasonableness determination, the owner may verbally (or in writing) appeal the decision and request that the Program Administrator conduct a second survey. In such cases, the Program Administrator will attempt to find a different set of rental units or may use a list of rental units submitted by the owner.

Before using a list of rental units submitted by the owner, the Program Administrator would confirm that the units are indeed comparable using the criteria outlined above. If the units are not comparable, the Program Administrator will not use these units in the rent comparability survey and the owner will be notified of the decision.

At the owner's request, the Program Administrator will release information on the unit addresses used in the rent comparability survey. If the owner finds that the information used by the Program Administrator is incorrect, the Program Administrator will re-verify the rental comps used and re-determine the rent comparability for the unit.

The Program Administrator will base the rent offer to the owner on the highest of the two survey results.

### **Rent Increases**

The Program Administrator will use the same criteria defined above to determine if a request for a rent increase meets the rent comparability requirement. If the new rent is not rent comparable the Program Administrator will advise both the owner and the family that the increase cannot be approved.

The owner may then exercise any of the following options:

- Appeal the rent comparability determination using the steps outlined above.
- Adjust his/her request for a rent increase.
- Serve the family with 30-day notice.

## **CHAPTER 12 RECERTIFICATION**

### **INTRODUCTION**

This chapter defines the Program Administrator's policy for conducting recertifications, inspections, and interim recertifications. These activities are conducted in accordance with HUD regulations that require that the HA recertify the income, household composition of participating families and inspect the assisted unit at least annually. HUD also requires that families report any income or family composition changes as they occur to the Program Administrator. This chapter also defines the reporting requirements and procedures for the interim recertifications that address these changes.

### **A. ANNUAL ACTIVITIES**

The Program Administrator must conduct two activities on an annual basis. These activities include the following:

1. Recertification of income and family composition.
2. HQS Inspection.

To ensure timely annual recertifications to meet HUD requirements, the Program Administrator produces a monthly listing of units under contract and assigns files to Eligibility Clerks 120 days in advance of the anniversary date. At this time the contract rent is reviewed, the unit is inspected to assure it meets the HQS and adjustments to the TTP are made due to changes in income and/or rent.

**Annual Inspections** : See "HQS and Standards" Chapter

**Rent Adjustments**: See Chapter on "Rent Reasonableness, Rent adjustments, and Payment Standards".

### **B. RE-EXAMINATION NOTIFICATION TO THE FAMILY**

Participating families are advised of the annual recertification requirement and the importance of reporting income and family composition changes as they occur during the initial certification.

### **Procedure**

To maintain program efficiency and integrity, the Program Administrator at its own discretion may conduct recertification interviews by mail or in person. In either case, all participants will be notified by mail 120 days prior to their anniversary date of the pending recertification. Those that are required to attend interviews will also be notified of the interview appointment at the same time.

### **Persons with disabilities**

Persons with disabilities who are unable to come into the Program Administrator's office will be granted an accommodation of conducting the interview at the person's home or by mail, upon verification (physician or medical documentation) that the accommodation requested meets the need presented by the disability.

### **Requirements to attend**

If it is determined that a participant (family) will need to come to the Program Administrator's office then all adult household members 18 years and older will be required to attend the recertification interview.

If the head of household is unable to attend the interview, the appointment will be rescheduled if it takes place before the anniversary date.

### **Failure to respond to notification**

The written notification must state which family members are required to attend the interview appointment. The family may call to reschedule the appointment up to one working day before the scheduled interview date.

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with the Program Administrator, a second appointment will be scheduled.

If the family fails to appear for the second appointment, and has not rescheduled or made prior arrangements, a third appointment will not be scheduled. The Program Administrator will then propose termination.

If the family is able to provide documentation of an emergency situation that prevented them from attending or making prior arrangements, the Unit Supervisor at his/her own discretion may, on a case by case basis, reschedule the appointment.

## **C. RE-EXAMINATION**

To assure that tenancy is restricted to participants meeting the eligibility requirements for continued occupancy and are charged appropriate rents; the eligibility status of each participant is reexamined on an annual basis per HUD requirements.

At the initial, first interim or annual certification on or after June 19, 1995, participants must report and verify their U.S citizenship/eligible immigration status by signing and submitting a declaration of eligibility, verification of consent form (if necessary), and appropriate immigration documentation (residential alien card, naturalization, etc.).

When families move to another dwelling unit, a recertification is completed and the anniversary date changed.

### **Documents required from the family**

In addition to the notification letter that is sent to the participant (family), the Program Administrator will also provide written instructions and appropriate forms that need to be submitted to complete the reexamination. The required forms and documentation are

the following:

1. Documentation of income for all family members
2. Documentation of assets
3. Documentation of medical or child care expenses
4. Certified statement of family obligations
5. Consent for Release of Information (signed by all household members over eighteen (18) years of age)

Verification of these documents will be conducted in accordance with the Program Administrator's procedures and guidelines described in this plan.

### **Tenant rent increases**

If the tenant rent increases, a thirty (30) day notice of increase in rent is mailed to the family before the anniversary date.

If less than thirty days are remaining before the anniversary date, the new tenant rent will be effective on the first of the month following the thirty-day notice. If the Program Administrator was unable to process the recertification on a timely basis due to the family's failure to provide recertification documents, then the rent increase will be effective retroactive to the appropriate anniversary date.

If the family causes a delay in the reexamination processing, there will be a retroactive increase in rent to the anniversary date. In this particular case, the owner will receive a retroactive HAP payment and every effort will be made to recover lost rent from the tenant.

### **Tenant rent decreases**

If the tenant rent decreases, it will be effective on the anniversary date.

If the family causes a delay so the processing of the reexamination is not completed by the anniversary date, the rent change will be effective on the first day of the month following the completion of the reexamination processing.

## **D. INTERIM RECERTIFICATION**

No TTP adjustments will be affected between dates of periodic reexamination or pre-scheduled recertification except as noted below:

Tenants are required to submit information affecting eligibility income at all recertifications. Additionally, tenants are required to report the following changes in family circumstances:

- a. Changes in family composition, including loss or addition of one or more family member through death, divorce, birth, or adoption.
- b. Changes in family income including increases and decreases for income received by the family.

A family is required to report these changes to the Program Administrator by the first rent payment period after the change has occurred. Once notified, the changes that affect the eligibility income will be verified.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified as required at the first interim or regular recertification after moving into the unit.

### **Increases in income**

If the information provided results in an increase in tenant rent, the Program Administrator will flag the file and make adjustments at the annual reexamination. The tenant will be notified in writing at least 30 days in advance of the increase.

However, if the participant failed to provide the necessary information when the change(s) occurred, the increase will be effective retroactive to the date it would have been effective had the participant supplied the required information in a timely manner.

### **Decreases in income**

If the information provided results in a decrease in tenant rent, a modification to the HAP Contract is executed to be effective the first of the month following the month in which the required documentation is supplied by the participant.

## **E. SPECIAL ADJUSTMENTS**

If, at the time of recertification, a family is clearly of low income, and it is not possible to make an estimate of the family's income for the next 12 month period; A special recertification will be scheduled to accommodate the family's circumstances. This includes cases where:

1. A tenant is unemployed and there are no anticipated prospects of employment, or
2. The conditions of employment and/or receipt of income are too unstable to validate usual and normal standards for determination. An interim reexamination will be scheduled for families with zero or unstable income every three (3) months.

Families whose past employment has been sporadic or who are on welfare, become employed, then are unemployed, or are self-employed, will not be given special recertification. If such an income pattern has been established and is expected to continue, then a reasonable twelve month estimate of the income may be based upon past income and present rate of income.

Furthermore, special recertifications must be clearly set for a definite time to assure compliance.

## **F. CHANGES IN FAMILY COMPOSITION**



The family must report all changes in family composition to the Program Administrator within **30** days of the occurrence.

### **Increases in Family Size**

Increases other than by birth, adoption or court awarded custody must have prior approval of the owner and the Program Administrator.

If an addition would result in overcrowding in the unit according to HQS maximum occupancy standards the Program Administrator will issue a larger voucher (if needed under the subsidy standards) for addition to the family in the following cases:

1. Addition of marriage or marital type relation,
2. Addition of a minor who is member of the nuclear family who had been living elsewhere,
3. Addition of the Program Administrator - approved live-in attendant,
4. Addition due to birth, adoption or court awarded custody.

If an approved change requires a larger size unit due to overcrowding, the change in voucher size will be made effective immediately. The Program Administrator will determine the assistance, based on funding availability.

### **Decreases in family size**

If a change in family composition results in a decrease of the voucher size, the Program Administrator may exercise the option to downsize the family's voucher size and require the family to move.

Generally, families will be asked to move if the unit is two bedrooms or larger than the family is eligible to rent. When this is necessary, the family will be granted 120 days to locate another suitable unit. Extensions will be granted in accordance with the policy outlined in Chapter 8.

However, if the family's Total Tenant Payment unit does not exceed more than 50% of the family's monthly adjusted income, the family will be allowed to remain in the unit.

## **G. CONTINUATION OF ASSISTANCE FOR "MIXED" FAMILIES**

Under the non-citizen rule, "mixed" families are families that include at least one citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on or before June 19, 1995, shall continue full assistance if they meet the following criteria:

1. The head of household or spouse is a U.S. citizen or has eligible immigrant status, AND
2. All members of the family other than head, spouse, parents of head, parents of spouse, children of head or spouse are citizens or eligible immigrants. The family may change the head of household designation to another adult member of the family to qualify under this provision.

If they do not qualify for continued assistance, the member(s) that cause the family to be ineligible for continued assistance may move, the family may choose prorated assistance, or the Program Administrator may offer temporary deferral or termination.

## **Chapter 13**

### **ALLOWABLE MOVES/PORTABILITY**

#### **INTRODUCTION**

This chapter defines the procedures for moves, both within and out of the Program Administrator's jurisdiction, for both applicants and participants, and restriction and limitations on those moves.

#### **A. NEW APPLICANTS**

A family who lives and/or works in the City of Lomita at the time they are admitted to the housing choice voucher rental assistance may choose:

- To remain in the recurrent unit and lease in place.
- A unit anywhere in jurisdiction of the HA of the City of Lomita.
- A unit outside of the City of Lakewood. This option is called portability. Under portability a family may request to move anywhere in the United States in the jurisdiction of a HA administering a housing choice voucher rental assistance Program. However, since the family has not received assistance in the Lomita jurisdiction, they must meet the income limit for the area where the family will be initially assisted in order to be eligible for assistance.

Approval of any unit is subject to rent reasonableness and a passed inspection.

A family who does not live or work in the City of Lomita at the time they are admitted to the housing choice voucher rental assistance must initially locate a unit within the Lomita jurisdiction in order to receive assistance. Generally, the family may not exercise their right to portability until the family has resided in the HA's jurisdiction for at least 12 months.

Under limited conditions, the Program Administrator may waive this requirement. Examples of situations that may warrant an exception to this rule include reasonable accommodation issues and life threatening situations. However, in all cases both the Program Administrator and the receiving jurisdiction must mutually agree to allow the move. If the receiving HA does not agree, the Program Administrator will not approve the transfer.

#### **B. MOVES WITH CONTINUED ASSISTANCE**

Once a family has already been assisted, all future requests to move to another unit are considered moves with continued assistance.

#### **Where a family can move.**

A continuously assisted family, in good standing, may request to move:

- To another unit within the Lomita jurisdiction. This type of a move is considered a reserve vacate. This means that the family is moving from a unit, which will result in a temporary vacancy in the program but the slot remains reserved for the family until the time the family leases another unit.
- To a unit outside of the Lomita jurisdiction. As indicated above, this option is known as portability. Under portability a family may request to move anywhere in the United States in the jurisdiction of a HA administering a housing choice voucher rental assistance program.

A family is considered to be in good standing if they have not violated the terms of the lease, any program regulations and do not owe any money to the Housing Authority.

### **When a Family may move**

Families in good standing may move to a new unit if:

- a) The assisted lease for the old unit has ended because the Program Administrator has terminated the HAP contract for owner breach.
- b) The lease was terminated by mutual agreement of the owner and the family.
- c) The owner has given the family a notice to vacate for reasons other than a lease violation.
- d) The family has given proper notice of lease termination after the initial lease term and in accordance with State Law. Generally, this requires a 30-day notice. However, it recommends that families provide a 60-day notice in order to ensure a smooth transition to the new unit.

### **C. RESTRICTIONS ON MOVES**

Generally, families will not be permitted to move more than once in a 12-month period except as noted below:

1. Life Threatening Situations (Witness to a Crime, Victim of a Crime Etc.).
2. Reasonable Accommodation. As a reasonable accommodation, the family may request to move within the initial term of the lease. However, the owner of the property must agree to release the tenant from the lease and the family must locate a unit that accommodates the special needs as the family will be required to remain in the second unit for a minimum of 12 months.
3. Mutual Termination. The family and the owner agree to mutually terminate the contract. If a family requests to terminate a HAP contract based on a mutual termination more than once in a twelve-month period, the Program Administrator may review the reason for the mutual termination. If the owner is requesting a mutual termination in lieu of enforcing the lease, and there is evidence that the family has violated the lease term, the Program Administrator may decide to terminate the family for non-compliance.

### **Additional Restrictions on moves**

The Program Administrator may also deny families permission to move if there is insufficient funding for continued assistance or if:

- The family has violated a Family Obligation.
- The family owes the HA money.

Under the Section 8 Certificate Program (which is being phased out), some owners had the option to file a damage claim against the HA for damages caused by the tenant and/or unpaid rent. In event that a family, previously assisted under the Section 8 Certificate program, moves to a new unit and leaves owing monies for unpaid rent and/or damages to the owner of the previous unit, or owes the HA for the debt, the family may not receive another voucher from the Program Administrator until the amount has been repaid. The Program Administrator may allow the tenant to repay such debt in monthly installments during tenancy; however, the family may not transfer to a new unit until the debt is fully satisfied. Proposed termination of the family from the program may result if the family does not adhere to the repayment agreement.

In life threatening situations or cases where there are serious health and safety issues, the Program Administrator may waive this requirement by allowing the family to keep making payments on the existing repayment agreement and issuing a voucher. Such an arrangement will require the approval of either the Assistant Director or the Director of the housing choice voucher rental assistance program. The family will still be required to remain current on the repayment agreement or face possible termination from the program.

### **How to Initiate a Request to Move**

**Reserve vacates** – A family who will be moving within the HA's jurisdiction must provide the Program Administrator and the property owner with a proper notice. Once the Program Administrator has received the notice, the family will be required to provide current income information. This information is needed in order for the family to be issued a new voucher. If the family has gone through the annual recertification process within the last 60 days, the Program Administrator will use the income provided at that time to issue the new voucher.

At the same time the Voucher is issued, the family will receive a Request for Tenancy Approval. The family should begin looking for housing immediately in order to ensure a smooth transition to the new unit.

If the family has not been able to locate a new unit by the time they are supposed to vacate the old unit, it is the family's responsibility to contact the owner and negotiate to stay in the current unit longer. If both parties agree, the family must notify the HA, in writing, that the notice to move has been extended and the new effective date of the notice. Once the notice has been received, the Program Administrator will release payments to the existing owner.

If the owner does not agree to extend the notice, the family may be required to seek alternative housing, at their own expense, in the interim.

### **Portability**

Families seeking to move to another jurisdiction must follow the procedures outlined above. In addition, they must identify the new jurisdiction where they will be moving. Once the Program Administrator has received this information, the Program Administrator will:

1. Notify the receiving HA that the family wishes to relocate into its jurisdiction;
2. Advise the family how to contact and request assistance from the receiving HA and
3. Provide the following documents and information to the receiving HA:
  - a) A copy of the family's Voucher, with issue and expiration dates, formally acknowledging the family's ability to move under portability.
  - b) The most recent HUD 50058 form and verifications.
  - c) The Family Portability Form.

For families assisted under the Lomita HA and choose to transfer to the jurisdiction of the Housing Authority of the County of Los Angeles (HACoLA).

Since HACoLA is the Program Administrator for the Lomita program, transfers between the two jurisdictions flow very easily. Once the family notifies the Program Administrator of the intent to move to Los Angeles County, all paperwork is quickly processed internally. HACoLA absorbs all incoming ports from the Lomita program.

### **Request for Tenancy approval**

For families wishing to port to another jurisdiction, the Program Administrator generally recommends that the family locate a unit in the other jurisdiction and submit a Request for Tenancy Approval for request to have their paperwork transferred to the receiving HA. This practice helps to ensure that the family's paperwork does not get shifted back and forth if the family changes their mind or is unable to locate suitable housing in the desired jurisdiction. However, this is not a requirement.

For families porting into the City of Lomita jurisdiction, if the family is unable to locate a unit within the allotted time, the Program Administrator will notify the issuing HA that the Voucher did not result in a HAP contract.

### **Briefing for families wishing to port out**

Since families wishing to move to another jurisdiction must understand that the policies and procedures of the receiving HA will prevail, the Program Administrator will provide pre-portability counseling for those families who express an interest in portability. This will include a discussion of difference in payment standards, subsidy standards, and income limits, if applicable.

The option of portability does not apply to families assisted under the housing choice voucher Moderate Rehabilitation program.

#### **Payment to the Receiving HA**

If the receiving HA chooses to administer and bill assistance on the Program Administrator's behalf, the Program Administrator will reimburse the receiving HA for costs associated with administering the Voucher, as required in HUD regulations.

#### **Absorption or Administration**

For incoming portables, generally, if funding permits, the Program Administrator will accept a family with a valid Voucher from another jurisdiction and absorb the Voucher.

Incoming portable families who have not yet been absorbed will be absorbed before the Program Administrator selects new applicants from the Waiting List.

When the Program Administrator does not absorb the incoming Voucher, it will administer the initial HA's Voucher and the Program Administrator's policies will prevail.

#### **Application of Subsidy Standards**

As noted above, the policies of the receiving HA prevail under portability. Therefore, it may be necessary to change the size of the Voucher issued by the initial HA in order to comply with the Program Administrator subsidy standards. If this occurs, the family will be notified in writing of the change. o

#### **Income and TTP Review for Incoming Portables**

The Program Administrator will conduct a recertification interview in order to confirm all eligibility documents. If documents are missing or there has been a change in the family's circumstances, the Program Administrator may re-determine the family's TTP. If a re-determination is necessary, the Program Administrator will not delay issuing the family a voucher or otherwise delay approval of a unit unless the re-determination reveals that the family is not eligible for assistance in the Program Administrator's jurisdiction. In such cases, the family will be referred to the initial Housing Authority for further assistance.

In general, all families porting into the Program Administrator's jurisdiction will be issued a Program Administrator Voucher. The term of the Voucher may not expire before the expiration date noted on the voucher is issued by the initial HA. The Program Administrator will determine whether to extend the Voucher term, if necessary, based on the Program Administrator's policy for extension. The Program Administrator will notify the initial HA if such an extension is granted.

#### **Terminations**

In cases where the Program Administrator is administering a contract on behalf of another HA, the Program Administrator will notify the initial HA in writing of any termination of assistance within 30 days of the termination.

### Informal hearings

If an Informal Hearing is required and requested by the family, the hearing will be conducted by the Program Administrator only if the participant has been assisted within the Program Administrator's jurisdiction. Such hearings will be conducted using the regular hearing procedures included in this Plan.

The initial HA will be responsible for collecting amounts owed to that HA by the family for claims paid and for monitoring repayment. If the initial HA notifies the Program Administrator that the family is in arrears or the family has refused to sign a Repayment Agreement, the Program Administrator will terminate assistance to the family.

### **D. LATERAL TRANSFERS**

Lateral transfers are moves in which the tenant will remain in the same complex or development and the only change to the lease and HAP contract will be a unit/apartment number or letter. Cases in which the tenant will be moving to a larger unit within the same complex may also be processed as a lateral transfer, as long as the rent for the unit and all other rental conditions remain the same. If any other change is involved, the move must be processed as a new contract.

In order to initiate a lateral transfer, the owner and participant must write a letter requesting the move and stating that the only change involved is a change in the apartment number or letter. Once this request has been received, a RTA will be mailed to the owner for completion.

Before the lateral transfer can be finalized, the new unit must pass inspection. Payments will not be held during the transition process.

All lateral changes must be documented on a Modification of Lease and Contract form.



## **Chapter 14**

### **CONTRACT TERMINATIONS**

#### **INTRODUCTION**

The chapter identifies the key documents/contracts that set forth the responsibilities of each party involved in the rental assistance relationship and outlines the policies and procedures under which these contracts can be terminated.

#### **A. DESCRIPTION OF DOCUMENTS**

There are three parties involved in the rental relationship: the housing choice voucher family, the owner, and the HA.

The rights and responsibilities of the assisted family are defined in the housing choice voucher or Certificate and the Certified Statement of Family Obligations. A copy of the Voucher or Certificate is provided to the family at admission and each time a new Voucher is issued. The family signs the Certified Statement of Family Obligations annually.

The relationship between the family and the owner is outlined in the rental lease. Generally, the term of the lease is for one year and then turns into a month-to-month tenancy. Although the Housing Authority is not a part of the lease, HUD regulations allow the Housing Authority to act against the family for serious or repeated violations of the lease.

The terms of the relationship between the owner and the Housing Authority are outlined in the Housing Assistance Payments (HAP) Contract. The term of the HAP contract is the same as the term of the lease.

#### **B. TERMINATION OF THE LEASE BY THE FAMILY : MOVES**

For continued tenant assistance, the family cannot terminate the lease until after the initial term of the lease except for material breach of the lease by the owner. The lease determines the notice period for termination to the owner. Most leases require, at minimum, a 30-day notification. However, the Program Administrator recommends that families provide a minimum of a 60-day notice in order to allow enough time for a smooth transition of assistance from the old unit to the new unit. To initiate the lease termination, the family must send a written notice to the owner and the Program Administrator no less than 30 days before the vacated date.

#### **C. TERMINATION OF THE LEASE BY THE OWNER**

##### **Terminating the lease during the initial term of the lease.**

During the term of the lease, the owner may not terminate the tenancy except for good cause which includes serious or repeated violations of the lease and/or violations of federal, state or local law that imposes obligations on the family in connection with the use of the unit.

Under such conditions, the owner must provide both the family and the HA with a copy of any notice to move or eviction action. An eviction action is defined as a notice to vacate, or a

complaint, or other initial pleading used under State or local law to commence an eviction action. Any eviction notices served to a family must specify the grounds for the termination of the tenancy.

An owner may commence termination of a tenancy for good cause by serving a legal notice of termination on the family for the following reasons:

1. Serious or repeated violation of the terms and conditions of the lease,
2. Violation of Federal, State or local law that imposes obligations on the tenant in connection with the occupancy or use of the premises.
3. Other good cause, including:
  - Criminal activity by the tenant, any member of the household, a guest or another person under the tenant's control that threatens the health, safety or right to peaceful enjoyment of the premises by the other residents, or persons residing in the immediate vicinity of the premises.
  - Any drug -related criminal activity on or near the premises,
  - Tenant disturbance of neighbors, destruction of property, or behavior resulting in damage to the premises.

Terminating the lease after the initial term of the lease.

After the initial term of the lease, the owner may terminate the lease for other good cause. Examples of other good cause include:

- Business or economic reason for regaining possession of the unit;
- Owner's desire to repossess the unit for personal or family use or for a purpose other than residential property;

When terminating the lease for business or economic reasons, the owner is required to provide a 90 -day notice to both the family and the Program Administrator.

Requests for Criminal Records by Project -based Section 8 Owners

Project-based Section 8 Owners (excludes housing choice voucher owners), that have contracts with the Program Administrator, may request that the Program Administrator obtain criminal records, on their behalf, for the purpose of eviction or lease enforcement. The Program Administrator will, however, charge a fee in order to cover costs associated with the review of criminal records.

Project-based owners must submit the following items in order for the Program Administrator to process criminal records. Owner requests must include:

1. A copy of a signed consent form from each adult household member, age 18 years and older. Included in the consent form must be a legible name, the date of birth, a California

Identification Number, and a Social Security number. This information will be used for the sole purpose of distinguishing persons with similar names or birth dates.

2. A owner's criteria or standards for evicting drug criminals in accordance with HUD regulations (§5.857 of 24 CFR Parts 5 et al.); or criteria for evicting other criminals (§5.858 of 24 CFR Parts 5 et al.); or a criteria for lease enforcement.

Once criminal records are obtained by the Program Administrator, a determination will be made as to whether a criminal act, as shown by a criminal record, can be used as a basis for eviction or lease enforcement. The Program Administrator will base its determination in accordance with HUD regulations and the owner criteria.

It is important to note that the Program Administrator will not disclose the participant's criminal conviction record nor the content of that record to the owner unless the owner is proceeding with a judicial eviction process. In the case of a judicial eviction, the owner must provide the Program Administrator with a certification that the criminal records are necessary to proceed with the eviction.

#### **D. MUTUAL TERMINATION OF THE LEASE**

In cases where the owner and the family agree to terminate the lease, both parties have an obligation to notify the Program Administrator in writing at least 30 days in advance of the vacated date in order that the Program Administrator may avoid overpayment to the owner. If the family has properly notified the Program Administrator and is in good standing, they will be scheduled for an issuance session where they will receive a Voucher and all the necessary documents to search for a new unit.

#### **E. TERMINATION OF THE HAP CONTRACT BY THE PROGRAM ADMINISTRATOR**

The HAP contract terminates when the Program Administrator terminates program assistance for the family. The Program Administrator may also terminate the HAP contract when the owner has breached the HAP contract.

Any of the following actions will be considered a breach of the HAP contract by the owner:

1. The owner has violated any obligation under the HAP contract for the dwelling unit, including the owner's obligation to maintain the unit to according to HQS standards, including any standards the Program Administrator has adopted in this policy.
2. The owner has violated any obligation under any other HAP contract under housing choice voucher of the 1937 Act (42 U.S.C. 1437f).
3. The owner has committed fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
4. The owner has failed to comply with regulations, the mortgage or note, or the regulatory agreement for projects with mortgages insured by HUD or loans made by HUD.

5. The owner has engaged in drug trafficking.

The Program Administrator may also terminate the HAP contract if:

6. The family is required to move from a unit which is overcrowded based on the Program Administrator's current subsidy standards.
7. Funding is no longer available under the ACC.
8. The family has achieved self-sufficiency. The HAP contract will terminate automatically in cases where no HAP has been made on the family's behalf for 180 days, for post-October 2, 1995 contracts, or twelve months, for pre-October 2, 1995 contracts. Generally, these situations occur when the family has achieved self-sufficiency by increasing their income to the level where 30% of the family's adjusted monthly income is enough to cover the entire cost of the rental unit.

9. Termination due to ineligible Immigration Status

There are no eligible family members and the family either has exhausted their deferral of termination period or is not eligible to receive additional extensions because:

- a) granting another deferral will result in an aggregated deferral period of longer than three years or (18 months after November 29, 1996).
- b) a determination has been made that other affordable housing is available.

## **HAP PAYMENTS AND CONTRACT TERMINATIONS**

When a HAP contract terminates, the Program Administrator will make payments in accordance with the HAP contract and depending on the reason for the contract termination.

In cases involving a tenant notice to move or a mutual termination, not involving an eviction action, the Program Administrator will pay the owner for the entire last month that the family was in the unit regardless of the actual day of the month that the family moved out. The Program Administrator may also pay a HAP on behalf of the family for the new unit in the same month. However, while the Program Administrator can pay a subsidy for two units in a given month under these conditions, the family may only have physical possession of one unit at a time. A family will be considered to have physical possession of a unit if they still have belongings in the unit and the key to the unit. Under such cases, the family will be required to pay the full rent for one of the units in its possession and the family's portion for the other unit.

In cases involving evictions, the Program Administrator will continue to pay the HAP until the day the family moves out or is evicted.

In cases involving termination of assistance, the Program Administrator will provide the owner and the family of the proposed termination date. If the family does not request a hearing or the hearing is decided in the Program Administrator's favor, the HAP payments will terminate in

accordance with the notification. If a family continues to occupy the unit after assistance is terminated, the family is responsible for the total amount of rent due to the owner.

If HAP payments are released to the owner for periods of time beyond the dates set forth above, the owner will be required to return all monies to the Program Administrator within 30 days or within the time specified in any approved repayment agreement. The Program Administrator also reserves the right to deduct any monies from other HAP payments being made to the owner by the Program Administrator. If the owner fails to repay the HAP, the account will be forwarded for further action.

## **Chapter 15**

### **FAMILY OBLIGATIONS**

#### **INTRODUCTION**

The HA may deny or terminate assistance for a family because of the family's action or failure to act. The Program Administrator will provide families with a written description of the Family Obligations under the program, the grounds under which the Program Administrator can deny or terminate assistance, and the Program Administrator's informal hearing procedures. This Chapter describes when the HA is required to deny or terminate assistance, and the Program Administrator's policies for the denial or termination of assistance.

#### **A. GROUNDS FOR DENIAL/TERMINATION**

If denial or termination is based upon behavior resulting from a disability, the Program Administrator will delay the denial or termination in order to determine if there is a reasonable accommodation pursuant to law, that would cure the grounds for the denial or termination.

#### **Form of Denial/Termination**

Denial of assistance for an applicant may include any or all of the following:

1. Denial or withdrawal of a voucher
2. Refusal to enter into a HAP contract or approve a lease
3. Refusal to process or provide assistance under portability procedures

Termination of assistance for a participant may include any or all of the following:

1. Refusal to enter into a HAP contract or approve a lease
2. Termination of HAP under an outstanding HAP contract
3. Refusal to process or provide assistance under portability procedures

#### **Mandatory Denial and Termination**

The Program Administrator must deny assistance to applicants, and terminate assistance for participants under the following conditions:

1. If any member of the family fails to sign and submit to HUD or the Program Administrator required consent forms for obtaining information.
2. If no member of the family is a U.S. citizen or eligible immigrant.
3. If the family is under a post -October 2, 1995 contract and 180 days have elapsed, or under a pre -October 2, 1995 contract and twelve months have elapsed since The Program Administrator's last housing assistance payment was made.

#### **Grounds for Denial or Termination of Assistance**

The Program Administrator may at any time deny program assistance to an applicant, or terminate program assistance to a participant, for any of the following reasons:

1. The family violates any family obligation under the program as listed in 24 CFR 982.551.
2. Any member of the family has ever engaged in serious lease violations while a resident of federally assisted housing or within the past five years has been evicted from a federally assisted housing program.
3. The family currently owes rent or other amounts to the Program Administrator or to another HA in connection with housing choice voucher or public housing assistance under the 1937 Act.
4. The family has not reimbursed an HA for amounts paid under a Housing Contract to an owner for rent, damages to the unit, or other amounts owed by the family under the lease.
5. The family breaches an agreement with any HA to pay amounts owed to any HA, or amounts paid to an owner by any HA.
6. The family has engaged in or threatened abusive or violent behavior toward the Program Administrator or personnel.

"Abusive or violent behavior towards the Program Administrator or the City HA personnel" includes verbal as well as physical abuse or violence. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate, may be cause for termination or denial.

"Threatening" refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

Actual physical abuse or violence will always be cause for denial or termination.

7. The family supplies false, inaccurate or incomplete information on any application for federal housing programs, including public housing and housing choice voucher. The family may be denied for a period not to exceed two years from the date of such a determination by the Program Administrator that information which was provided was false, inaccurate or incomplete, provided that no further cause for denial exists.
8. Any family member engages in drug -related or violent criminal activity.

### **Welfare to Work Program**

Failure to fulfill the obligations and conditions of the Welfare to Work program is grounds for termination of assistance.

Specifically, the Program Administrator will terminate assistance for Welfare to Work families if the family fails to comply with GAIN requirements, the FSS Contract of Participation and/or other required Self Sufficiency requirements without good cause.

### **B. FAMILY OBLIGATIONS**

1. The family must supply any information that the Program Administrator or HUD determines is necessary in the administration of the program, including income, assets, and accurate family composition. Submission of required evidence of citizenship or eligible immigration status (as provided by 24 CFR part 812) is required. "Information" includes any requested certification, release or other documentation.
2. The family must report all changes in family income and composition in writing immediately as they occur. The owner of the unit and the Program Administrator must approve changes in composition of the assisted family. The family must:
  - Report the birth, adoption or court -awarded custody of a child;
  - Request the Program Administrator approval to add any other family member;
  - Notify the Program Administrator when a family member no longer lives in the unit.

If the Program Administrator gives approval, a live -in attendant or a foster child may live in the unit. Failure to report changes, making false reports and/or allowing unauthorized people in the unit is cause for termination from the program.

3. Supply any information that the Program Administrator or HUD determines is necessary in the administration of the program. Information supplied by the family must be true and complete. Information includes any requested certification,



release or other documentation in accordance with 24 CFR part 760 and 24 CFR part 813, including:

- a) information requested by the Program Administrator or HUD for use in a regularly scheduled or interim determination of family income and composition;
  - b) required evidence of citizenship or eligible status;
  - c) disclosure and verification of social security numbers (as provided by 24 CFR part 750)
4. All information supplied by the family must be true and complete.
5. Maintain the rental unit. The family is responsible for any violation of Housing Quality Standards resulting from:
  - a) failure to pay for tenant -paid utilities;
  - b) failure to furnish required stove and/or refrigerator if to be provided by family; or
  - c) damage to the unit or grounds by the family or its guests beyond normal wear and tear.
6. The family must allow the Program Administrator to inspect the unit at reasonable times and after reasonable notice.
7. The family may not commit any serious or repeated violation of the lease.
8. The family must notify the owner and, at the same time, notify the Program Administrator before the family moves out of the unit or terminates the lease on notice to the owner. The family must promptly give the Program Administrator a copy of any ownereviction notice.
9. The family must use the assisted unit for residence by the family. The unit must be the family's only residence. The family must not assign the lease, sublease or transfer the unit.
10. Members of the household may engage in legal profit -making activities in the unit, but only if such activities are incidental to primary use of the unit as a residence by members of the family.
11. The family must supply any information or certification requested by the Program Administrator to verify that the family is living in the unit, or relating to family absence from the unit, including any HA -requested information or certification on the purposes of family absences. The family must cooperate with the Program Administrator for this purpose. The family must promptly notify the Program Administrator of absence from the unit.
12. The family must not own or have any interest in the unit.
13. The members of the family must not commit fraud, bribery or any other corrupt or criminal act in connection with the programs.

14. The members of the family may not engage in drug -related criminal activity or violent criminal activity.
15. An assisted family, or members of the family, may not receive housing choice voucher tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicative (as determined by HUD or in accordance with HUD requirements) federal, State or local housing assistance program.
16. Pay only the amount authorized by the Program Administrator on the approved lease. Any amount paid by the Family other than the authorized amount is considered an illegal side payment and is cause for termination of the Housing Assistance subsidy. The Program Administrator may authorize additional payments for other amenities.
17. The family must not sublease or let the unit.
18. The family must not assign the lease or transfer the unit. In cases where there is a change in the Head of Household, the lease may be transferred to the new Head but only with the consent of the owner of the property and the Program Administrator.

### **Housing Authority Discretion**

In deciding whether to deny or terminate assistance because of an action or failure to act by members of the family, the Program Administrator has discretion to consider all of the circumstances in each case, including:

- the seriousness of the case,
- the extent of participation or culpability of individual family members,
- the length of time since the violation occurred and more recent record of compliance, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure to act.

The Program Administrator may impose, as a condition of continued assistance for other family members, a requirement that family members who participated in or were culpable for the action or failure will not reside and/or visit in the unit. The Program Administrator may permit the other members of a family to continue in the program.

### **Enforcing Family Obligations**

#### **Explanations and Terms**

**HQS Breach** : The inspector will determine if an HQS breach as identified in 24 CFR 982.404 (b) is the responsibility of the family. Families may be given extensions to correct HQS breaches by the housing choice voucher Unit Supervisor.

**Lease Violations :** The following criteria will be used to decide if a serious or repeated violation of the lease will cause a termination of assistance:

If the owner terminates tenancy through court action for serious or repeated violation of the lease.

If the owner notifies the family of intention to terminate tenancy for serious or repeated lease violations, and the family moves from the unit prior to the completion of court action, and the Program Administrator determines that the cause is a serious or repeated violation of the lease based on available evidence.

If there are police reports, neighborhood complaints or other third party information, and the Program Administrator has verified the information. Lack of receipts or other proof of rent payments by the family may also be considered verification of lease violations.

**Denial of Additional Family Members :** Proposed additions to the family (including live-in attendants) may be denied based upon the same criteria applied to applicants and participants as described elsewhere in this Administrative Plan. Additionally, proposed additions may be denied to persons who do not meet the Program Administrator's definition of family.

**Family Member moves out :** Families are required to notify the Program Administrator within ten working days if any family member leaves the assisted household. When the family notifies the Program Administrator, they must furnish the following information:

The date the family member moved out.

The new address, if known, of the family member.

A statement as to whether the family member is temporarily or permanently absent.

Related income, asset or deduction changes resulting from the member moving.

**Limitation on Profit -making Activity in Unit:** If the business activity results in the inability of the family to use any of the critical living areas, such as a bedroom utilized for a business which is not available for sleeping, it will be considered a violation.

If the Program Administrator determines that the use of the unit as a business is not incidental to its use as a dwelling unit, it will be considered a violation of family obligations.

**Interest in Unit :** The owner may not reside in the assisted unit, under any circumstances, including as a live-in aide, regardless of whether (s)he is a member of the assisted family, unless assistance is being provided for a mobile home and the family owns the mobile home and rents the pad under the Certificate or Voucher program.

**Fraud:** In each case, the Program Administrator will consider which family members were involved, the circumstances, and any hardship that might be caused to innocent members.

### **Drug-Related and Violent Criminal Activity**

*Drug-related criminal activity* refers to the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use a controlled substance.

Drug-related criminal activity does not include the prior use or possession of a controlled substance if:

- 1) the family member had an addiction to the substance and has recovered or
- 2) is recovering from the addiction and does not currently use or possess the substance and has demonstrated successful current participation or completion of a rehabilitation program.

The Program Administrator may take action against the family for drug -related criminal activity *on or off the premises, not just on or near the premises*. An arrest or conviction is not required to deny or terminate assistance.

*Violent criminal activity* includes any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property, and the activity is being engaged in by any family member. Violent criminal activity also includes activity which occurs within the family, such as during domestic disputes.

The Program Administrator may consider arrests, convictions, no contest pleas, fines, city ordinance violations or other credible preponderance of evidence in determining if a violation has occurred.

### **Ineligibility if Evicted for Drug -Related Activity**

Persons evicted from public housing, Indian housing, Section 23, or any housing choice voucher program because of drug -related criminal activity will be denied assistance for a three-year period beginning on the date of such eviction.

The Program Administrator may waive this requirement if:

The person demonstrates successful completion of a rehabilitation program approved by the Program Administrator, or

The circumstances leading to the eviction no longer exist. For example, the individual involved in drugs is no longer in the household because the person is incarcerated.

Applicants will be denied assistance if they have been:

Convicted of drug -related or violent criminal activity until a period of three years has passed following the end of a conviction/incarceration/(whichever is later) with no further arrests or convictions (other than minor traffic violations).

Participants may be terminated if they have been:

Arrested, convicted or whose tenancy is being terminated due to drug-related or violent criminal activity or whose activities have created a disturbance in the building or neighborhood.

If the family violates the lease for drug-related or violent criminal activity, the Program Administrator will terminate assistance.

In appropriate cases, the Program Administrator may permit the family to continue receiving assistance provided that family members determined to have engaged in the prescribed activities will not reside and/or visit in the unit. If the violating member is a minor, the Program Administrator may consider individual circumstances with the advice of Juvenile Court officials.

#### **Screening Out Illegal Drug Users and Alcohol Abusers**

The Program Administrator will prohibit admission to any person in cases where the Program Administrator determines that there is reasonable cause to believe that the person is illegally using a controlled substance, or abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. This includes cases where a determination has been that there is a *pattern* of illegal use of a controlled substance, or *pattern* of alcohol abuse. The Program Administrator will utilize criminal background records as a tool to determine whether a pattern exists or whether an applicant is abusing alcohol or has committed drug-related crimes. Specific information on Program Administrator's applicant screening standards and criminal background checks can be found on page 11 of this plan.

#### **Confidentiality of Criminal Records**

Criminal records received by the Program Administrator shall be maintained confidential, not misused, nor improperly disseminated and kept locked during non-business hours. Also, all criminal records will be destroyed no later than 30 days after a final determination is made.

#### **Disclosure of Criminal Records to Family**

The applicant or household member requesting to be added to the lease will be provided with a copy of their criminal record upon request and an opportunity to dispute the record. Applicants will be provided with the opportunity to dispute the record at an informal review. Participants may contest such records at an informal hearing.

#### **Required Evidence**

In determining whether to deny or terminate assistance based on drug-related criminal activity or violent criminal activity, the Program Administrator may deny or terminate assistance if the preponderance of evidence indicates that a family member has engaged in such activity, regardless of whether the family member has been arrested or convicted.

#### **Notice of Termination of Assistance**

In any instance where the Program Administrator decides to terminate assistance to the family, the Program Administrator must give the family a written notice that includes:

1. The reason(s) for the proposed termination,
2. The effective date of the proposed termination,
3. Information regarding the family's right to request an Informal Hearing to be held before termination of assistance.
4. The date by which a request for an informal hearing must be received by the Program Administrator.

A final notice of determination and date of termination will then be sent to the participant if no hearing is requested within the allowable time or if the Informal Hearing confirms the termination.

The Program Administrator will simultaneously provide written notice of the contract termination to the owner so that it will coincide with the termination of assistance. The notice to the owner will not include any details regarding the reason for termination of assistance.

### **C. PROCEDURES FOR NON-CITIZENS**

#### **Termination due to Ineligible Immigrant Status**

Assistance may not be terminated while verification of the participant family's eligible immigration status is pending.

Participant families in which all members are neither U.S. citizens nor eligible immigrants must have their assistance terminated. They must be given an opportunity for a hearing upon notification of the proposed termination.

#### **Temporary Deferral of Termination of Assistance**

Ineligible families, who were participants as of June 19, 1995, may request a temporary deferral of termination of assistance in order to allow time to locate affordable housing and thereby preserve the family.

Temporary deferral of termination of assistance is also available to mixed families who were participants on June 19, 1995, who elected not to accept prorated assistance, and are not eligible for continued assistance. The Program Administrator must allow the mixed family time to find housing for ineligible members or for the entire family by deferring the termination.

Mixed families who choose temporary deferral of termination of assistance may change to prorated assistance at the end of any deferral period, if they have made a good-faith effort to locate housing.

#### **Criteria for Approving Temporary Deferral of Termination of Assistance**

The Program Administrator will grant temporary deferral so long as the family makes reasonable efforts to find affordable housing. Affordable housing is defined as housing that is standard, of appropriate size, and for which the rent plus utilities is no more than 25% greater than the family's current Total Tenant Payment, as calculated by the Program Administrator. To determine whether a family is eligible for temporary deferral of termination of assistance, or for a renewal of temporary deferral of termination of assistance, the Program Administrator will:

Calculate Total Tenant Payment plus 25% for the family, and compare this amount to the data in its rent reasonableness survey for the unit size. If the data indicates that units are not available at the affordable rent, the deferral will be renewed.

Require a search record to document the family's effort to locate housing before granting or extending temporary deferral of termination of assistance. This information is to be provided on a "Proof of Effort" form.

### **Length of Deferral**

The initial temporary deferral is granted for an interval not to exceed six months. Additional deferrals can be made, up to a maximum of three years or for 18 months if the family chooses deferral after November 29, 1996. A notice is sent to the family at the beginning of each deferral period reminding them of their ineligibility for full assistance and their responsibility to seek other housing.

The family will be notified in writing sixty days before the end of the three year maximum deferral period (or the 18 month deferral period, whichever is applicable) that there cannot be another deferral, and will be offered the option of prorated assistance if they are a mixed family and have made a good faith effort to locate affordable housing.

### **False or Incomplete Information**

When the Program Administrator has substantive documentation (such as a permanent resident card or information from another agency) that contradicts the declaration of citizenship made by an applicant or participant, an investigation will be conducted and the individual given an opportunity to present relevant information.

If the individual is unable to verify their citizenship, the Program Administrator may give him/her an opportunity to provide a new declaration as an eligible immigrant or to elect not to contend their status. The Program Administrator will then verify eligible status, deny, terminate, or prorate as applicable.

The Program Administrator will deny or terminate assistance based on the submission of false information or misrepresentations.

### **Procedure for Denial or Termination**

If the family (or any member) claimed eligible immigrant status and the INS primary and secondary verifications failed to document the status, the family may make an appeal to the INS and request a hearing with the Program Administrator either after the INS appeal or in lieu of the INS appeal.

After the Program Administrator has made a determination of ineligibility, the family will be notified of the determination and the reasons and informed of the option for prorated assistance (if applicable) or, for participants who qualify, for Temporary Deferral of Termination of Assistance.

#### **D. \$0 ASSISTANCE TENANTS**

##### **Old Contracts**

For contracts that were effective before October 2, 1995, the participant is notified of the right to remain on the program when 30% of the family's monthly adjusted income is enough to cover all cost of the rent and, as a consequence, no HAP is paid on the families behalf. If the HAP remains at \$0 and the family is still in the unit after 12 months, assistance is terminated. If within the 12-month period, an owner rent increase or a decrease in the TTP causes the family to be eligible for a housing assistance payment, the Program Administrator will resume assistance payments for the family.

##### **New Contracts**

For contracts effective after October 2, 1995, the family may remain in the unit at \$0 assistance for up to 180 days after the last HAP payment. If the family is still in the unit after 180 days, assistance is terminated. If within the 180-day period, an owner rent increase or a decrease in the TTP causes the family to be eligible for a housing assistance payment, the Program Administrator will resume assistance payments for the family.

In order for a family to move to another unit during the 180 days, the rent for the new unit would have to be high enough to necessitate a housing assistance payment.

#### **E. OPTION NOT TO TERMINATE FOR MISREPRESENTATION OF INCOME**

If the family has misrepresented any facts that caused the Program Administrator to overpay assistance, the Program Administrator may choose not to terminate and may offer to continue assistance provided that the family agrees to pay the Program Administrator the amount owed and either pays the Program Administrator in full or executes a Repayment Agreement and makes payments in accordance with the agreement.

#### **F. MISREPRESENTATION IN COLLUSION WITH OWNER**

If the family willingly and knowingly commits fraud or is involved in any other illegal scheme with the owner, the Program Administrator will deny or terminate assistance.



## **G. MISSED APPOINTMENTS AND DEADLINES**

It is a Family Obligation to supply information, documentation, and certifications as needed for the Program Administrator to complete required HA processes. The Program Administrator schedules appointments and sets deadlines in order to obtain the required information. Failure to supply requested information can result in denial or termination of assistance. Examples of failing to supply requested information can include: failing to sign necessary documents, failing to return documents or returning incomplete or altered documents, failing to complete all information requested on documents, etc.

The obligations also require that the family keep all appointments and allow the Program Administrator to inspect the assisted unit. All scheduled inspections are considered "appointments".

The family will receive information about the requirement to keep appointments, and the number of times that appointments are rescheduled as specified below. Appointments are scheduled and time requirements imposed for the following events and circumstances:

1. Eligibility for Admissions
2. Verification Procedures
3. Voucher Issuance and Briefings
4. HQS Inspections
5. Recertifications
6. Appeals (Informal Hearing/Reviews)

Examples of good cause for missing appointments or failing to provide information by deadlines are medical and/or family emergencies. In such cases, the family may be requested to provide verification of such circumstances.

An applicant or participant who fails to keep appointments, or to supply information required by a deadline without notifying the Program Administrator may be sent a Notice of Denial or Termination of Assistance for failure to comply with program regulations.

The family is granted two opportunities before they receive a notice of denial or termination for breach of a family obligation. After issuance of the denial or termination notice, if the family offers to correct the breach within the time allowed to request a review or hearing, the notice may be rescinded after the family corrects the breach, if the family does not have a history of non-compliance. For families with a history of non-compliance, the Program Administrator may elect to hold the Review or Hearing.

## **CHAPTER 16 INFORMAL HEARINGS AND COMPLAINTS**

### **INTRODUCTION**

This chapter will cover the HA's policy and procedures for informal reviews and informal hearings. This chapter defines the Program Administrator's responsibilities to applicants and participants.

#### **A. APPLICANTS - PREFERENCE DENIALS**

If the Program Administrator determines that an applicant is not eligible for a preference, the applicant will be informed of the decision in writing. Although such a determination does not render the applicant ineligible to receive assistance, the applicant's file is considered low priority.

If the applicant disagrees with the decision, the applicant must in writing request to review the decision to the Supervisor of the Application and Eligibility Unit within ten days of the date of the notification. The request should also provide all information and documents supporting the applicant's request. The supervisor will review the file and determine if the decision was proper or if new information provided by the family warrants a change in the original determination. The supervisor will notify the applicant of their decision.

If the determination was properly made, the applicant's file will remain low priority until the family notifies the Program Administrator of a change in circumstance that qualifies the family for a preference.

#### **B. INFORMAL REVIEW PROCEDURES FOR APPLICANTS**

Reviews are provided for applicants. Applicants are defined as families who are on the housing choice voucher waiting list and are awaiting the issuance of a housing choice voucher or families who have been issued a Voucher but have not yet been assisted under a Housing Assistance Payment (HAP) contract.

When the Program Administrator denies assistance to an applicant, the family must be notified in writing. The notice must contain:

The reason(s) for the decision,

The procedure for requesting an informal review if the applicant does not agree with the decision and

The time limit for requesting a review.

The Program Administrator must provide applicants with the opportunity for an Informal Review of decisions denying issuance of a Certificate or Voucher or participation in the program.

Informal Reviews are not required for established policies, procedures, and the Program Administrator determinationssuch as:

1. Discretionary administrative determinations by the Program Administrator
2. General policy issues or class grievances
3. A determination of the family unit size under the Program Administrator subsidy standards
4. Refusal to extend or suspend a Certificate or Voucher
5. Disapproval of lease
6. Determination that unit is not in compliance with HQS
7. Determination that unit is not in accordance with HQS due to family size or composition

Applicants who are denied assistance based on ineligible immigration status are entitled to an informal hearing (rather than an informal review).

### **Procedure for Review**

A request for an Informal Review must be received in writing by the close of the business day, no later than ten days from the date of the Program Administrator's notification of denial of assistance. The informal review will be scheduled within 30 days from the date the request is received.

The Informal Review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person. The Review may be conducted by:

- A staff person who is not the person who made the decision or his/her subordinate
- An individual from outside the HA

If the applicant fails to appear for the Informal Review and has not contacted the Program Administrator in advance to reschedule, the Program Administrator's proposed disposition of the grievance will become final. The Program Administrator may reschedule the review but only if the family can show good cause for the failure to appear.

At the Informal Review, the applicant may present oral or written objections to the decision. Both the Program Administrator and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense.

A Notice of the Review decision will be provided in writing to the applicant within thirty days after the review. It shall include the decision of the review officer, and an explanation of the reasons for the decision.

All requests for a review, supporting documentation, and a copy of the final decision will be retained in the applicant's file.

### **C. INFORMAL HEARING FOR PARTICIPANTS**

#### **When an Informal Hearing may be requested**

A participant family must be given an opportunity for an informal hearing to consider whether certain the Program Administrator decisions are in accordance with the law, HUD regulations and the Program Administrator policies.

In the following cases, the Program Administrator must give the participant an opportunity for an informal hearing before the Program Administrator terminates HAP for the family under an existing HAP contract.

1. A determination of the family's annual or adjusted income, and the use of the income to compute the housing assistance payment.
2. A determination of the appropriate utility allowance (if any) for tenant-paid utilities from the Program Administrator utility allowance schedule.
3. A determination of the family unit size under the Program Administrator subsidy standards.
4. A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the Program Administrator subsidy standards, or the Program Administrator determination to deny the family request for a waiver from the standards.
5. A determination to terminate assistance for a participant family because of the family's action or failure to act.
6. A determination to terminate assistance because the participant family has been absent from the assisted unit for longer than the maximum period permitted under the Program Administrator policy and HUD rules.
7. A decision to deny a Voucher reissuance, to refuse to agree to a new Contract with the participant, or to terminate assistance on behalf of the participant. **Exception:** No further hearing is required prior to denial of assistance if:
  - a) The ground for denial of reissuance is the tenant's failure to pay an owner's claim for damages, vacancy loss or unpaid rent, and
  - b) A prior informal hearing on the validity and amount of that claim has been held (or was not requested by the participant).

- c) However, the participant must be afforded a reasonable opportunity to supply proof of payment of such owner's claim.

**Notification**

When the matter in question is:

1. the determination of the family's annual or adjusted income or computation of the housing assistance payment; or
2. appropriate utility allowance (if any) for tenant -paid utilities; or
3. family unit size,

The Program Administrator must notify the family that they may ask for an explanation of the basis of the Program Administrator determination. The family must also be notified that if the family does not agree with the explanation, the family may request in writing an informal hearing on the decision.

When the matter in question is:

1. Certificate family residing in too large a unit, or the Program Administrator's refusal to issue a waiver to subsidy standards; or
2. Termination due to the family's action or failure to act; or
3. Absence from the assisted unit for longer than the maximum period permitted;

The Program Administrator must give the family prompt written notice that the family may request in writing an informal hearing on the decision.

When the Program Administrator has made a decision to:

1. Terminate Housing Assistance Payments on behalf of a participant under an active Contract; or
2. Refuse to issue a Voucher; or
3. Refuse to execute a new contract with a program participant,

The family must be given written notice of the opportunity for an informal hearing before the termination of Housing Assistance Payments.

The notice must:

- Contain a brief statement of reasons for the decision,
- Inform the participant regarding his/her right to an informal hearing,
- Advise the participant that a request for an informal hearing must be in writing,
- Advise the participant that the Program Administrator must receive the request within 10 calendar days of the date of the letter.

- Explain the basic elements of the informal hearing, i.e., right of the participant to present evidence, question witnesses, to have representation, the Program Administrator designated impartial hearing officer a written decision.

### **Prior to Hearing**

Before the informal hearing, the family may request an appointment to examine any documents in the family's portion of the file that are directly relevant to the hearing. The family must be allowed to copy any such document at the family's expense. If the Program Administrator does not make the document available for examination on request of the family, the Program Administrator may not use the document at the hearing.

The Program Administrator requires that the family submit any documents that are directly relevant to the hearing either before or at the time of the hearing. The Program Administrator must be allowed to copy any such documents at the Program Administrator's expense. If the family does not make the document available for examination on request of the Program Administrator, the family may not rely on the document at the hearing.

During the course of the hearing, if the family offers to submit evidence, the Hearing Officer is not required to, but may exercise the discretion to allow the family to submit a document within a specified period.

### **Hearing Process**

When a participant family has timely requested a hearing, the Program Administrator will proceed within 15 days of receipt of the request to notify the participant of the date, time and location of the hearing. There may be one postponement of the hearing date by the participant. A request to reschedule must be requested before the scheduled date and may not extend beyond the proposed termination date. Any additional postponements may only be for good cause such as , but not limited to hospitalization, illness or injury. Second postponement requests must be supported by verification of the cause.

### **Hearing Officer**

The Hearing Officer may be either a Program Administrator employee or an outside third party contracted by the Program Administrator. The Hearing Officer must not have made or approved the decision under review nor be a subordinate of the person who made the decision. The Hearing Officer will audio record the hearing and follow the format set forth below.

### **Opening**

The Hearing Officer will convene the informal hearing with both parties and their representatives present. (If the participant is represented, the participant will have provided the Program Administrator written authorization for the representative to do so.)

The Hearing Officer will explain the informal hearing procedures, state the

purpose of the hearing, and inform the participant that the hearing will be recorded. The Hearing Officer may request clarification or ask questions of either side or witnesses at anytime during the Informal Hearing. Each person present will introduce himself or herself.

### **Presentations**

Each side will have an opportunity to present its case and be allowed to present witnesses and submit relevant evidence as determined by the Informal Hearing Officer. (Witnesses may be cross-examined at this time.) The Program Administrator begins the hearing by presenting the Notice of Hearing. The Program Administrator will then present a copy of the original notification to the participant regarding the matter, followed by the evidence, including testimony of witnesses, which supports the allegations in the notification.

### **Rebuttals**

Each side will have an opportunity to present rebuttal to the evidence presented.

### **Final Summary**

Each side is then allowed to summarize its arguments.

### **Conclusion of Hearing**

The Hearing Officer may continue a hearing if additional information from either party is requested. Otherwise, the Hearing Officer will advise each side that the testimony and evidence will be reviewed, a final decision made and a determination letter issued stating the decision and the reasons for the decision within twenty working days. The decision of the Hearing Officer is final.

The Hearing Officer will use the following principles for the Informal Hearings and decisions:

- a) Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.
- b) Determinations on the matter being reviewed shall be based on the evidence presented at the hearing.
- c) If the issues and differences can properly be resolved at the hearing, the Hearing Officer should attempt to resolve them through mutual consent as long as the resolution is not contrary to applicable law, HUD regulation and/or the Program Administrator's policies.
- d) The purpose of the hearing is to determine if the original decision made in the case is in accordance with the law, HUD regulations and the Program Administrator's policies.

- e) The Hearing Officer may not make a finding contrary to HUD regulations or requirements, contrary to federal, state or local law exceeding the authority of the Hearing Officer.

**When an Informal Hearing is not required**

The Program Administrator is not required to provide a participant family an opportunity for an informal hearing for the following:

1. To review discretionary administrative determinations by the Program Administrator, or to consider general policy issues or class grievances;
2. To review the Program Administrator's determination that a unit does not comply with HQS, EXCEPT when the breach of HQS was determined to be tenant-caused;
3. To review decision by the Program Administrator to exercise or not exercise any remedy against the owner under an outstanding Contract, including the termination of HAP to the owner;
4. To review the Program Administrator's decision not to approve a Family's request for an extension or suspension of the term of the voucher;
5. Determination that the unit is not in accordance with HQS due to family size;
6. Establishment of the Program Administrator's schedule of utility allowances for families in the program; or
7. The Program Administrator's determination not to approve a unit or lease.



## **Chapter 17**

### **OWNER OR FAMILY DEBT TO THE PROGRAM ADMINISTRATOR**

#### **INTRODUCTION**

This Chapter describes the HA's policies and guidelines for the recovery of debts and the use of repayment agreements. Before a debt is assessed against a family or owner, the file must contain documentation to support the Program Administrator's claim that the debt is owed. The file must further contain written documentation of the method of calculation, in a clear format for review by the owner or the family, as appropriate.

When families or owners owe money to the HA, every effort will be made to collect the debt. A variety of collection tools to recover debts may be used including, but not limited to:

- Requests for lump sum payments
- Repayment agreements
- Abatements
- Deductions
- Collection agencies
- Credit bureaus
- Civil suits

#### **A. REPAYMENT AGREEMENT FOR FAMILIES**

A Repayment Agreement as used in this Plan is a document entered into between the Program Administrator, on behalf of the City of Lomita HA, and the person who owes a debt to the Program Administrator. The Repayment Agreement contains an acknowledgment by the person of the debt in a specific amount, the terms of repayment, any special provisions of the agreement, and the remedies available to the Program Administrator upon default of the agreement.

If a repayment agreement is to be entered into, the Program Administrator will usually require that the family pay an initial lump sum (in an amount determined by the Program Administrator) with the remaining balance to be paid in equal payments over a period of time not to exceed 12 months for amounts under \$2,400 or 24 months for any amount in excess of \$2,400.

In determining the initial lump sum, the Program Administrator will consider the total amount owed, the ability of the person to make the remaining payments and the percentage of the total sum owed. In most cases, the Program Administrator will require a significant initial lump sum as part of entering into a Repayment Agreement to help ensure full payment to the Program Administrator and to reduce the monthly payment.

#### **Late Payments**

A payment will be considered to be in arrears if:

The payment has not been received by the close of the business day on which the payment was due. If the due date is on a weekend or holiday, the due date will be at the close of the next business day.

If the family's repayment agreement is in arrears, the Program Administrator may do one or more of the following:

- Require the family to pay the entire arrearage plus current month's payment in order to avoid loss of assistance, or
- Require the family to pay the balance in full in order to avoid losing assistance, or
- Pursue civil collection of the balance due, or
- Terminate the housing assistance.

### Requests To Move

If the family requests a move to another unit and has a repayment agreement in place and the repayment agreement is not in arrears, the family will be required to pay the balance in full prior to the issuance of a voucher.

If the family requests a move to another unit and is in arrears on a repayment agreement unless they pay the balance in full, the request will be denied.

Under special circumstances, the Program Administrator may make an exception and allow a family to move without paying the entire balance of the debt if the family is current with its payments. The Program Administrator may also allow a family who is in arrears to become current in order to process a move if the move is for one of the following reasons:

HAP contract is terminated due to owner non-compliance

A natural disaster

The unit is uninhabitable or has major HQS deficiencies that are not the result of a family action or inaction.

A life-threatening situation such as the family is a witness to or a victim of a crime and must move for safety reasons. The family will be required to provide proof in such cases.

The Program Administrator may not agree to a repayment agreement if the family already has a Repayment Agreement in place, or if the family has breached previous Repayment Agreements.

### Guidelines for Repayment Agreements

The Program Administrator, at its sole discretion, will determine on a case-by-case basis whether or not to offer a family a repayment agreement for monies owed to the Program Administrator.

Repayment Agreements will be executed between the Program Administrator and the head of household or other adult family member.

Monthly payments may be decreased in cases of hardship with the prior notice of the family, verification of hardship, and the approval of a housing choice voucher Housing Supervisor.

**Additional Debt Incurred**: If the family has a Repayment Agreement in place and incurs an additional debt to the Program Administrator:

The Program Administrator may choose, at its discretion, to agree to more than one Repayment Agreement at a time with the same family.

If a Repayment Agreement is in arrears more than 30 days, any new debts must be paid in full.

#### **B. FAMILY DEBTS OWED FOR CLAIMS**

If a family owes money to the Program Administrator for claims paid to an owner:

The Program Administrator may require the family to repay the amount in full.

The Program Administrator may agree to a Repayment Agreement.

#### **C. FAMILY DEBTS DUE TO FRAUD/NON-REPORTING OF INFORMATION**

HUD's definition of program fraud and abuse is a single act or pattern of action that:

Constitutes false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead, and that results in payment of housing choice voucher program funds in violation of housing choice voucher program requirements.

#### **Family Error/Late Reporting**

Families who owe money to the Program Administrator due to the family's failure to report increases in income or change in allowances or deductions will be required to repay in accordance with the guidelines set forth in the Repayment Section of this Chapter.

#### **Program Fraud**

Families who owe money to the Program Administrator due to program fraud will be required to repay in accordance with the guidelines set forth in the Repayment Section of this Chapter.

In addition, the case may be referred to the Inspector General and/or the Program Administrator may refer the case for criminal prosecution.

**D. FAMILY DEBT PAID IN FULL**

If the Program Administrator determines not to enter into a repayment agreement, or if the repayment agreement is breached and the Program Administrator demands payment of the balance in full, the family must pay the full amount due and owing in one lump sum. If the family fails to pay, the Program Administrator may pursue collection through a collection agency or a civil action and may notify credit agencies of the debt. Whether or not the amount is paid, the Program Administrator does not waive its right to take other action including termination of assistance or referral for criminal prosecution in appropriate cases.

**E. OWNER DEBT TO THE PROGRAM ADMINISTRATOR**

If the Program Administrator determines that the owner has retained Housing Assistance or Claim Payments the owner is not entitled to, the Program Administrator may deduct the amounts owed from future Housing Assistance or Claim Payments owed the owner for any units under contract.

If future Housing Assistance or Claim Payments are insufficient to reclaim the amounts owed, the Program Administrator may do one or more of the following:

- Require the owner to pay the amount in full within thirty days

- Agree to a repayment agreement with the owner for the amount owed. Repayment period may not exceed 12 months

- Pursue collection through the local court system

- Pursue collection through a collection agency

- Restrict the owner from future participation

**F. WRITING OFF DEBTS**

Debts may be written off if:

- The debtor's whereabouts are unknown and the debt is more than three years old.

- A determination is made that the debtor is judgment proof.

- The debtor is deceased and has an insufficient estate.

- The debtor is confined to an institution indefinitely or for more than three years.

- The amount is less than \$100 and the debtor cannot be located.

**Chapter 18**  
**CLAIMS, MOVE -OUT AND CLOSE -OUT INSPECTIONS**  
**(For Contracts Effective Before October 2, 1995)**

**INTRODUCTION**

This Chapter describes the HA's policies, procedures and standards for servicing Contracts that were effective before October 2, 1995. Certificate and Voucher contracts in this category have provisions for the HA's liability to owners when families move out. Vouchers and Certificates have a provision for damages, and Certificates, in addition, have a provision for vacancy loss.

**A. OWNER CLAIMS**

Under HAP Contracts effective prior to October 2, 1995, owners may make a special claim for damages, unpaid rent, and vacancy loss (vacancy loss cannot be claimed in the Voucher Program) after the tenant has vacated the unit.

Owner claims for payment for unpaid rent, damages, or vacancy loss will be reviewed for accuracy and completeness and compared with records in the file. The HA establishes standards by which to evaluate claims, but the burden of proof rests with the owner.

If vacancy loss is claimed, the Program Administrator will ascertain whether the family gave proper notice of its intent to move. The file will also be reviewed to verify owner compliance at the time the contract was terminated.

The Program Administrator will pay properly filed claims to the owner as a function of the contract, but the tenant is ultimately responsible to reimburse the HA for claims paid to the owner.

**B. UNPAID RENT**

Unpaid rent only applies to the tenant's portion of rent while the tenant is in residence under the assisted lease and only until the termination date of the HAP Contract.

Separate agreements are not considered a tenant obligation under the lease and the HA will not reimburse the owner for any claims under these agreements.

**C. VACANCY LOSS IN THE CERTIFICATE PROGRAM**

Vacancy Loss is applicable to the Certificate Program only. Vacancy loss is paid if the move was in violation of the notice requirements in the lease, or the result of an eviction.

In order to claim vacancy loss, the unit must be available for lease and the landlord must:

1. Notify the Program Administrator within 72 hours upon learning of the vacancy, or prospective vacancy, and

2. Pursue all possible activities to fill the vacancy, including, but not limited to:
  - a. Contacting applicants on the owner's waiting list, if any;
  - b. Seeking eligible applicants by listing the unit with the HA,
  - c. Advertising the availability of the unit, and
  - d. Not rejecting potentially eligible applicants except for good cause.

In the event that a unit becomes vacant because of death, the HA will permit the owner to keep the HAP for the month in which the tenant died, but may pay no further HAP.

If the tenant moves *after* the date given on their notice of intent to vacate, the landlord may claim vacancy loss by providing acceptable documentation that there was a bona fide prospective tenant to whom the unit could have been rented.

#### **D. DAMAGE CLAIMS**

To ensure valid claim processing, the HA should conduct a thorough move-out inspection noting conditions as well as HQS deficiencies, take pictures of questionable items, and send a report of all items to the owner and tenant.

The owner must be present during the move-out inspection and only damages claimed by the owner are reimbursable.

All claims for damages must be supported by the actual bills for materials and labor and a copy of the canceled checks or other receipts documenting payment. Estimates are accepted at the discretion of the HA depending upon the nature of the work to be done.

Bills from individuals providing labor must include their name, Social Security Number, address and phone number. The owner may not bill himself/herself for labor since that is not considered by the Program Administrator to be an "actual cost". However, the actual cost of the owner's employees' labor, such as the resident manager, to make repairs may be included.

Persons making repairs or replacements must be licensed to do business in Los Angeles County.

Reasonableness of costs will be based on the Means Cost Estimating Guide. Reimbursement for replacement of items such as carpets, drapes, or appliances, are based on depreciation schedules in general use by the Program Administrator.

The Program Administrator may require verification of purchase date, quality, and price of replaced items in order to calculate depreciation.

Claims for unpaid utility bills cannot be approved as part of a claim.

Claims for normal wear and tear, previously existing conditions, routine turnover preparation, and cyclical interior painting are not paid.

The Program Administrator will inspect the unit to verify that repairs were made.

#### **E. MOVE-OUT AND CLOSE -OUT INSPECTIONS**

Move-out inspections are performed after the tenant has vacated the unit. These inspections are performed to assess the condition of the unit, not to evaluate the HQS. Vacate inspections will be conducted by housing choice voucher program Specialists/ Inspectors.

There will be no move -out inspections of units with contracts effective on or after October 2, 1995.

The owner must notify the Program Administrator of the move -out and request an inspection within five business days of learning of the move -out, or contract termination, whichever is first, in order to submit a claim for damages.

If the contract was terminated due to owner breach, or the owner was in violation of the contract at the time that it was terminated, there will be no entitlement to claims and therefore no inspection.

The owner and tenant will be notified of the date and time of the inspection. If the owner is not present, the move -out inspection will not be rescheduled.

The Program Administrator will conduct a move -out inspection on the tenant's request.

In the event that the Program Administrator is unable to inspect within 10 business days, the owner will be permitted to use date -stamped photographs to substantiate the claim.

#### **F. PROCESSING CLAIMS**

Any amount owed by the tenant to the owner for unpaid rent or damages will first be deducted from the maximum security deposit that the owner could have collected under the program rules. If the maximum allowable security deposit is insufficient to reimburse the owner for the unpaid tenant rent or other amounts which the family owes under the lease, the owner may request reimbursement from the Program Administrator up to the limits for each program.

If the owner claims vacancy loss, the security deposit that s/he collected or could have collected will be deducted from the vacancy loss claim.

The Program Administrator reviews claims for unpaid rent, damages, or vacancy loss and makes a preliminary determination of amount payable. The family is informed that a claim is pending (notice sent to last known address). The notification will state the preliminarily determined amount, the type of claim, and describe the procedure for contesting the claim.

1. The Program Administrator will offer the family 10 calendar days to contest the claim. If the family disputes the claim, the Program Administrator will schedule an informal meeting/claim review with the owner and tenant in order to resolve the differences.

If the tenant fails to attend the meeting, the HA will proceed with its original determination; the meeting will not be rescheduled unless there are extenuating circumstances.

At the Claim Review, the amount and type of claim will be discussed with the family. If the family agrees with the amount and type of claim, the family may be offered a Repayment Agreement. If the family does not agree to sign a Repayment Agreement, the HA will process the account for collection.

If the family demonstrates that the claim, or parts of it, is invalid, the Program Administrator will adjust the amount. The Program Administrator may offer the tenant an opportunity for an Informal Hearing regarding the claim if disputes cannot be resolved.

After a determination has been made, the Program Administrator will notify the family in writing of the decision. If it has been determined that the family owes money, the Program Administrator will pursue collection to repay either in a lump sum or through a payment agreement. The notice will warn the family that their assistance may be terminated and they may be denied future participation in the program if they do not reimburse the HA as required.

#### Other Requirements for Claims Processing

The Program Administrator will require proof that the owner has complied with State and local laws applicable to security deposits before making payment on any claim.

All notices to tenants during the processing of a claim must include proof of mailing or of personal delivery.

Costs of filing eviction to remove the tenant or any other legal fees, shall not be reimbursed.

No claims will be paid for a unit that is vacant as the result of the landlord voluntarily moving a family to another unit owned by the same landlord or as a result of a mutual recission between the landlord and tenant family.

All unpaid rent, damage, and vacancy loss claim forms must be fully completed when they are submitted, and they must be submitted within thirty (30) days of the date the owner learned of the move-out.



## **Chapter 19**

### **OWNER DISAPPROVAL AND RESTRICTION**

#### **INTRODUCTION**

In order to ensure the viability of the housing choice voucher rental assistance program, the HA of the City of Lomita and the Program Administrator continuously strive to adopt policies that will encourage new and existing owners to participate in the program and to provide owners with prompt and professional service in order to maintain an adequate supply of available housing throughout the entire jurisdiction. However, in cases of owner non-compliance, the HA of the City of Lomita and the Program Administrator must act accordingly in order to protect families and the program. The regulations herein contained define when the Program Administrator must disallow an owner participation in the program, and when the Program Administrator will exercise its discretion to disapprove or otherwise restrict the participation of owners in certain categories.

#### **A. DISAPPROVAL OF OWNER**

The owner does not have a right to participate in the program. For purposes of this section, "owner" includes a principal or other interested party.

The Program Administrator shall disapprove the owner for the following reasons:

HUD or other agency directly related has informed the Program Administrator that the owner has been disbarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

HUD has informed the HA that the federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements and such action are pending.

HUD has informed the HA that a court or administrative agency has determined that the owner has violated the Fair Housing Act or other federal equal opportunity requirements.

The HA may disapprove an owner for the following reasons:

The owner has violated obligations under a housing assistance payments contract under Section 8 of the 1937 Act (42 U.S.C. 1437f).

The owner has committed fraud, bribery or any other corrupt act in connection with any federal housing program.

The owner has engaged in any drug-related criminal activity or any violent criminal activity.

The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based programs or with applicable housing standards for units leased with project-based housing choice voucher assistance or leased under any other federal housing program.

The owner has a history or practice of renting units that fail to meet State or local housing codes.

The owner has not paid State or local real estate taxes, fines or assessments.

## **B. OTHER REMEDIES FOR OWNER VIOLATIONS**

### **Abatement**

For non-compliance with Housing Quality Standards, the Program Administrator may abate rental payments if the assisted unit remains out of compliance for more than 30 days.

In cases involving serious health and/or safety violations, the Program Administrator may begin abating rental payments if the violation is not cured within 24 hours.

### **Overpayments**

If the landlord has been overpaid because of fraud, misrepresentation or violation of the Contract, the Program Administrator may terminate the Contract and arrange for restitution to the Program Administrator and/or family as appropriate.

The Program Administrator will make every effort to recover any overpayments made as a result of landlord fraud or abuse. Possible remedies available to the Program Administrator include: recovering monies owed from payments otherwise due to the owner, setting up a repayment agreement, referring the debt to a collection agency, or pursuing the matter in a civil court. A determination on the course of action to be taken will be based on the nature of the violation and the amount of the money owed. Generally, if the owner is cooperative, is willing to pay back all monies owed, and all monies will be repaid within twelve months, the Program Administrator will offer the owner a chance to enter into a repayment agreement. However, in cases where the owner knowingly and willfully violated program rules, the Program Administrator may seek full repayment in one lump sum.

**ca139a01**

**AdmissionsandContinuedOccupancyPolicyforthe  
ConventionalPublicHousingProgram**

**1**

**HOUSING AUTHORITYOF THE CITYOF LOMITA**

**APPROVEDBYBOARDOF COMMISSIONERS:APRIL 1,2002**

## **TABLE OF CONTENTS**

### **Chapter 1**

#### **STATEMENT OF POLICY AND OBJECTIVES**

A.	LOCAL OBJECTIVES .....	2
B.	PURPOSE OF THE POLICY .....	2
C.	FAIR HOUSING POLICY .....	3
D.	FAMILY OUTREACH .....	6
E.	PRIVACY STATEMENT .....	6

### **Chapter 2**

#### **ELIGIBILITY AND SUITABILITY FOR ADMISSION TO PUBLIC HOUSING**

##### ***PART I: ELIGIBILITY***

A.	QUALIFICATION FOR ADMISSION .....	8
B.	FAMILY COMPOSITION .....	9
C.	MANDATORY SOCIAL SECURITY NUMBERS .....	11
D.	CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS .....	12
E.	DENIAL FOR PREVIOUS DEBTS .....	12
F.	INCOME LIMITS .....	12

##### ***PART II: SCREENING FOR SUITABILITY***

A.	SUITABILITY CRITERIA .....	13
B.	SCREENING FOR DRUG -RELATED AND/OR CRIMINAL ACTIVITY .....	16
C.	OTHER SUITABILITY FACTORS .....	18
D.	QUALIFIED AND UNQUALIFIED APPLICANTS .....	19
E.	DOCUMENTATION OF FINDINGS .....	20
F.	PROHIBITED CRITERIA FOR DENIAL OF ADMISSION .....	22
G.	APPEALS .....	23

## Chapter3

### APPLICATIONS AND MANAGEMENT OF THE WAITING LIST

#### *PART I: APPLICATIONS*

A.	HOW TO APPLY .....	23
B.	“INITIAL” APPLICATION PROCEDURES .....	24
C.	NOTIFICATION OF APPLICANT STATUS .....	24
D.	COMPLETION OF A FULL APPLICATION .....	25
E.	PROCESSING APPLICATIONS .....	26
F.	FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY .....	26

#### *PART II: RESIDENT SELECTION AND ASSIGNMENT PLAN*

A.	MANAGEMENT OF THE WAITING LIST .....	27
B.	SITE-BASED WAITING LISTS .....	30
C.	WAITING LIST PREFERENCES .....	30
D.	FACTORS OTHER THAN PREFERENCES THAT AFFECT SELECTION OF APPLICANTS .....	32
E.	INCOME TARGETING .....	32
F.	UNITS DESIGNATED FOR THE ELDERLY .....	33
G.	UNITS DESIGNATED FOR THE DISABLED .....	34
H.	MIXED POPULATION UNITS .....	34
I.	GENERAL OCCUPANCY UNITS .....	34
J.	DECONCENTRATION OF POVERTY AND INCOME MIXING .....	35
K.	PROMOTION OF INTEGRATION .....	37
L.	VERIFICATION OF PREFERENCE QUALIFICATION .....	37
M.	PREFERENCE DENIAL .....	37
N.	REMOVAL FROM WAITING LIST AND PURGING .....	38
O.	OFFER OF ACCESSIBLE UNITS .....	38
P.	PLAN FOR UNIT OFFERS .....	39
Q.	CHANGES PRIOR TO UNIT OFFER .....	39
R.	APPLICANT STATUS AFTER FINAL UNIT OFFER .....	39
S.	TIME LIMIT FOR ACCEPTANCE OF UNIT .....	40

## Chapter4

### DWELLING UNIT OCCUPANCY STANDARDS

A.	DETERMINING UNIT SIZE .....	41
B.	EXCEPTIONS TO OCCUPANCY STANDARDS .....	42
C.	OCCUPANCY STANDARDS ARE APPLICABLE TO TRANSFERS .....	43
D.	OCCUPANCY BY POLICE OFFICERS .....	43

## Chapter5

### DETERMINATION OF TOTAL TENANT PAYMENT AND FAMILY CHOICE IN RENTS

#### *PART I: DETERMINATION OF TOTAL TENANT PAYMENT (TTP)*

A.	MINIMUM RENT .....	44
B.	INCOME AND ALLOWANCES .....	46
C.	DISALLOWANCE OF EARNED INCOME FROM RENT DETERMINATIONS .....	47
D.	TRAINING PROGRAMS FUNDED BY HUD .....	50
E.	AVERAGING INCOME .....	50
F.	INCOME OF PERSON PERMANENTLY CONFINED TO NURSING HOME .....	50
G.	REGULAR CONTRIBUTIONS AND GIFTS .....	50
H.	ALIMONY AND CHILD SUPPORT .....	51
I.	LUMP-SUM RECEIPTS .....	51
J.	CONTRIBUTIONS TO RETIREMENT FUNDS — ASSETS .....	52
K.	ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE .....	52
L.	CHILD CARE EXPENSES .....	52
M.	MEDICAL EXPENSES .....	52
N.	PRORATION OF ASSISTANCE FOR “MIXED” FAMILIES .....	53
O.	INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS .....	54
P.	UTILITY ALLOWANCE AND UTILITY REIMBURSEMENT PAYMENTS .....	55
Q.	EXCESS UTILITY PAYMENTS .....	55

#### *PART II: FAMILY CHOICE IN RENTS*

A.	FAMILY RENT CHOICE .....	56
B.	FLAT RENTS .....	56
C.	INCOME-BASED RENTS .....	56
D.	SWITCHING RENT DETERMINATION METHODS BECAUSE OF HARDSHIP CIRCUMSTANCES .....	57
E.	HA’S FLAT RENT METHODOLOGY .....	57
F.	ANNUAL RECERTIFICATION .....	57

## Chapter6

### VERIFICATION PROCEDURES

A.	METHODS OF VERIFICATION AND TIME ALLOWED .....	58
B.	RELEASE OF INFORMATION .....	60
C.	COMPUTER MATCHING .....	60
D.	ITEMS TO BE VERIFIED .....	61
E.	VERIFICATION OF INCOME .....	62
F.	INCOME FROM ASSETS .....	66
G.	VERIFICATION OF ASSETS .....	67

H.	VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME .....	68
I.	VERIFYING NON -FINANCIAL FACTORS .....	70
J.	VERIFICATION OF SUITABILITY FOR ADMISSION .....	74
K.	VERIFICATION OF WAITING LIST PREFERENCES .....	75

## **Chapter 7**

### **TRANSFER POLICY**

A.	TRANSFERS AT THE REQUEST OF THE HEHA .....	76
B.	TRANSFERS AT THE REQUEST OF THE RESIDENT .....	77
C.	RESIDENTS' RESPONSIBILITY .....	79
D.	RECERTIFICATION.....	79

## **Chapter 8**

### **LEASE AGREEMENT**

A.	LEASE ORIENTATION .....	80
B.	TERM OF LEASE AGREEMENT .....	81
C.	EXECUTION OF LEASE .....	81
D.	MODIFICATIONS TO THE LEASE .....	82
E.	ADDITIONS TO THE LEASE .....	82
F.	LEASING UNITS WITH ACCESSIBLE OR ADAPTABLE FEATURES .....	83
G.	UTILITY SERVICES .....	83
H.	SECURITY DEPOSITS .....	83
I.	RENT PAYMENTS .....	84
J.	FEES AND NON-PAYMENT PENALTIES .....	85
K.	SCHEDULES OF MAINTENANCE CHARGES .....	85
L.	INSPECTIONS OF PUBLIC HOUSING UNITS .....	85
M.	VISITOR POLICY .....	89
N.	HOME OCCUPATIONS .....	89

## **Chapter 9**

### **PET POLICY — ELDERLY/DISABLED DEVELOPMENTS**

A.	HA APPROVAL OF PETS .....	91
B.	PET STANDARDS .....	91
C.	REGISTRATION OF PETS .....	93
D.	PET AGREEMENT .....	94
E.	DESIGNATION OF PET/NO -PET AREAS .....	95
F.	FEES AND DEPOSITS FOR PETS .....	95
G.	ALTERATIONS TO UNIT .....	96

H.	ADDITIONALREQUIREMENTS .....	96
I.	PETWASTEREMOVALCHARGE .....	96
J.	PETCARE .....	96
K.	RESPONSIBLEPARTIES .....	97
L.	PETRULEVIOLATIONNOTICE .....	97
M.	NOTICEFORPETREMOVAL .....	97
N.	TERMINATIONOFTENANCY .....	97
O.	PETREMOVAL .....	98
P.	EMERGENCIES .....	98

## **Chapter10**

### **STANDARDSFORCONTINUEDOCCUPANCYAND RECERTIFICATIONS**

A.	ELIGIBILITYFORCONTINUEDOCCUPANCY .....	107
B.	ANNUALRECERTIFICATION .....	107
C.	REPORTINGINTERIMCHANGES .....	110
D.	INTERIMRECERTIFICATIONPOLICY .....	110
E.	INCOMECHANGESRESULTINGFROMWELFA REPROGRAM REQUIREMENTS .....	111
F.	OTHERINTERIMREPORTINGISSUES .....	113
G.	TIMELYREPORTINGOFCHANGESININCOME(ANDASSETS) .....	113
H.	REPORTINGOFCHANGESINFAMILYCOMPOSITION .....	114
I.	REMAININGMEMBEROFTENANTFAMILY —RETENTIONOFUNIT .....	118
J.	CHANGESINUNITSIZ E.....	118
K.	CONTINUANCEOFASSISTANCEFOR“MIXED”FAMILIES .....	118

## **Chapter11**

### **LEASETERMINATIONS**

A.	TERMINATIONBYRESIDENT .....	119
B.	TERMINATIONBYHA .....	119
C.	NOTIFICATIONREQUIREMENTS .....	120
D.	CRIMINALACTIVITY .....	121
E.	TERMINATIONSDUETOINELIGIBLEIMMIGRATIONSTATUS .....	122

## **Chapter12**

### **GRIEVANCESANDAPPEALS**

#### ***PARTI:APPEALS***

A.	APPEALSBYAPPLICANTS .....	124
B.	HEARINGANDAPPEALPROVISIONSFOR“RESTRICTIONS ONASSISTANCETONON -CITIZENS” .....	124

#### ***PARTII:GRIEVANCEPROCEDURES***

A.	DEFINITIONS .....	126
----	-------------------	-----



B.	APPLICABILITY .....	126
C.	PRE-HEARING PROCEDURES .....	127
D.	PROCEDURESTO OBTAIN A HEARING .....	128
E.	HEARING PROCEDURES .....	129
F.	DECISIONS OF THE HEARING OFFICER .....	131
G.	EVICTIO N ACTIONS .....	132

## **Chapter 13**

### **FAMILY DEBT ST O THE HOUSING AUTHORITY**

A.	REPAYMENT AGREEMENT FOR FAMILIES .....	133
B.	FAMILY DEBT S DUE TO F RAUD/NON-REPORTING OF INFORMATION .....	135
C.	FAMILY DEBT S PAID IN FULL .....	136
D.	WRITING OFF DEBTS .....	136

## **Chapter 14**

### **H A CURFEW POLICIES AND PROCEDURES**

A.	DUTIES AND RESPONSIBILITIES .....	141
B.	NIGHT TIME CURFEW .....	141
C.	DAY TIME CURFEW .....	143
D.	BREACH OF THE LEASE .....	144
E.	NOTICES AND RECOMMENDATIONS .....	144
F.	REMEDIES .....	145
G.	ENFORCEMENT .....	146
H.	GRIEVANCE PROCEDURE .....	146

## **Chapter 15**

### **BANNING POLICIES AND PROCEDURES**

A.	DUTIES AND RESPONSIBILITIES .....	147
B.	BANNING REGULATION .....	147
C.	BREACH OF THE LEASE .....	148
D.	NOTICES AND RECOMMENDATIONS .....	148
E.	REMEDIES .....	149
F.	ENFORCEMENT .....	150
G.	ENFORCEMENT BY RESIDENT MANAGERS .....	150
H.	ENFORCEMENT BY MANAGEMENT .....	150
I.	GRIEVANCE PROCEDURE .....	150

## **GLOSSARY**

A.	TERMS USED IN DETERMINING RENT .....	GL-1
B.	HOUSING TERMS .....	GL-7

C.	TERMSUSEDINTHENON -CITIZENSRULE .....	GL-17
----	---------------------------------------	-------

## **Chapter1**

### **STATEMENT OF POLICIES AND OBJECTIVES**

#### **INTRODUCTION**

The Housing Authority of the City of Lomita (herein referred to as HA) is responsible for public housing located in the City of Lomita. Through our efforts to provide and maintain housing that is decent, safe, and sanitary, the HA strives for a high standard of property management. In addition, the HA believes that residents of public housing deserve a living environment that promotes individual achievement and empowers families.

The administration of the public housing program and the functions and responsibilities of the HA shall be in compliance with the Annual Contributions Contract (ACC), and this Admissions and Continued Occupancy Policy (herein referred to as ACOP). The administration of the HA's housing program will also meet the requirements set forth by the U.S. Department of Housing and Urban Development (HUD). Such requirements include any Public Housing Regulations, Handbooks, and applicable Notices. All applicable Federal, State and local laws, including Fair Housing Laws and regulations also apply. Changes in applicable federal laws or regulations shall supersede provisions in conflict with this policy. Federal regulations shall include those found in Volume 24 Code of Federal Regulations (CFR), Parts V, VII and IX.

A. LOCAL OBJECTIVES

The ACOP demonstrates that the HA manages its program in a manner that reflects its commitment to improving the quality of housing available to the public, and its capacity to manage that housing in a manner that demonstrates its responsibility to the public trust. In addition, the ACOP is designed to achieve the following objectives:

To provide improved living conditions for very -low and low -income families while maintaining their rent payments at an affordable level.

To operate a public housing authority that provides decent, safe, and sanitary housing within a suitable living environment for residents and their families.

To provide opportunities for upward mobility for families who desire to achieve self sufficiency. -

B. PURPOSE OF THE POLICY

The purpose of the ACOP is to establish guidelines for the HA staff to follow in determining eligibility for admission and continued occupancy. These guidelines are governed by the requirements set forth by HUD with latitude for local policies and procedures. These policies and procedures for admissions and continued occupancy are binding upon applicants, residents, and the HA.

The HA Board of Commissioners must approve the original policy and any changes. Required portions of the ACOP will be provided to HUD.

## B. FAIR HOUSING POLICY

It is the policy of the HA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The HA will comply with all laws relating to Civil Rights, including:

Title VI of the Civil Rights Act of 1964

Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)

Executive Order 11063

Section 504 of the Rehabilitation Act of 1973

The Age Discrimination Act of 1975

Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)

Any applicable State laws or local ordinances and any legislation protecting individual rights of residents, applicants or staff that may subsequently be enacted.

The HA shall not discriminate on the basis of race, color, sex, religion, familial status, disability, national origin, marital status, in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any development or developments under the HA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

Posters and housing information are displayed in locations throughout the HA's office in such a manner as to be easily readable from a wheelchair.

The HA's facilities are accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TDD telephone service provider.

The HA shall not, on account of race, color, sex, religion, familial status, disability, national origin, marital status:

Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

Treat a person differently in determining eligibility or other requirements for admission; or

Deny a person access to the same level of services.

The HA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

#### Service and Accommodations Policy

The HA's policies and practices will be designed to provide assurances that all persons with disabilities will be provided reasonable accommodations so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on HA forms and letters to all families, and all requests will be verified so that the HA can properly accommodate the need presented by the disability.

This policy is applicable to all situations described in the ACOP when a family initiates contact with the HA, when the HA initiates contact with a family including when a family applies, and when the HA schedules or reschedules appointments of any kind.

#### Federal Americans with Disabilities Act of 1990

With respect to an individual, the term "disability," as defined by the 1990 Act means:

A physical or mental impairment that substantially limits one or more of the major life activities of an individual;

A record of such impairment; or

Being regarded as having such impairment.

#### Undue Hardship

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability and they do not create an "undue financial and administrative burden" for the HA, meaning an action requiring "significant difficulty or expense."

In determining whether an accommodation would create an undue hardship, the following guidelines will apply:

The nature and cost of the accommodation needed;

The overall financial resources of the facility or facilities involved in the provision of the reasonable accommodation; and

The number of persons employed at such facility, the number of families likely to need such accommodation, the effect on expenses and resources, or the likely impact on the operation of the facility as a result of the accommodation.

#### Posting of Required Information

The HA will maintain a bulletin board in a conspicuous area of the management offices which will contain:

Current schedule of routine maintenance charges

A Fair Housing Poster

An Equal Opportunity in Employment poster

Current Resident Notices

Required public notices

Utility Allowance Survey Results

#### Verification of a Request for Accommodation

All requests for accommodation or modification of a unit will be verified with a reliable, knowledgeable, professional such as, a medical doctor, social worker, or case worker.

Requests for reasonable accommodation from persons with disabilities will be granted upon verification that they meet the need presented by the disability.

#### Reasonable Accommodation

Reasonable accommodation will be made for persons with a disability requiring an advocate or accessible offices. A designee will be allowed to provide some information, but only with the permission of the person with the disability.

All HA mailings will be made available in an accessible format upon request, as a reasonable accommodation.

### C. FAMILY OUTREACH

The HA will publicize and disseminate information to make known the availability of housing units and housing-related services for very low-income families on a regular basis.

The HA will communicate the status of housing availability to other service providers in the community. The PHA will advise them of housing eligibility factors and guide lines in order that they can make proper referrals for those who seek housing.

### E. PRIVACY STATEMENT

Applicants and participants, including all adults in their households, are required to sign the form HUD-9886, "Authorization for Release of Information and Privacy Act Notice." This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD will release family information.

The HA's policy regarding release of information is in accordance with State and local laws which may restrict the release of family information.

Any and all information, which would lead on to determine the nature and/or severity of a person's disability, must be kept in a separate folder and marked "confidential." The personal information in this folder must not be released except on an "as needed" basis in cases where an accommodation is under consideration.



Chapter 2  
**ELIGIBILITY AND SUITABILITY FOR ADMISSION TO PUBLIC HOUSING**  
**[24 CFR Part 960, Subpart B]**

**INTRODUCTION**

This chapter describes the eligibility and suitability criteria for admission to the public housing program. The policy of the HA is to apply these criteria to evaluate the qualifications of families who apply. The HA will review all information provided by the family carefully and without regard to factors other than those defined in this chapter. Families will be provided the opportunity to explain their circumstances, to furnish additional information, if needed, and to receive an explanation of the basis for any decision made by the HA pertaining to their eligibility and suitability.

## **PART I: ELIGIBILITY**

### **A. QUALIFICATION FOR ADMISSION**

In order to be deemed eligible for admission to public housing, an applicant must meet the following criteria:

Meets the definition of a family as defined by HUD and the HA

Heads a household where at least one member of the household is either a citizen or eligible non-citizen. (24 CFR Part 5, Subpart E)

Has an annual income at the time of admission that does not exceed the low -income limits for occupancy established by HUD and posted separately at the HA

Provides a Social Security number for all family members, age six or older, or will provide written certification that they legally cannot obtain Social Security numbers at this time and will not if by the HA upon receipt of a Social Security number

Meets the Suitability Criteria as set forth in this chapter

Has no outstanding debt to any housing authority

The HA shall permanently deny admission to public housing units to persons convicted of manufacturing or producing methamphetamine on the premises of assisted housing.

The HA shall deny admission to sex offenders who are subject to a lifetime registration requirement under a State sex offenders registration program.

#### **Timing for the Verification of Qualifying Factors**

The HA shall not verify eligibility factors until the HA “batches” applicant files from the waiting list after determining that a sufficient number of vacancies warrant a pool of eligible applicants.

## B. FAMILY COMPOSITION

### Definition of Family

Elderly, disabled, and displaced families are defined by HUD in CFR 5.403.

Other families are defined by the HA as follows:

A family, other than an elderly, disabled, or displaced family, is defined by the HA as two or more persons who intend to share residency in the public housing unit, and whose income and resources are available to meet the family's needs.

The term "family" also includes, but is not limited to:

A family with or without children;

An elderly family;

A disabled family;

A displaced family;

The remaining member of a resident family;

A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a resident family;

Two or more elderly or disabled persons living together, or one or more elderly or disabled persons living with one or more live-in aides;

Two or more near-elderly persons living together, or one or more near-elderly persons living with one or more live-in aides.

The temporary absence of a child from the home due to placement in foster care shall not be considered in determining family composition and family size.

### Head of Household

The head of household is the adult member of the household who is designated by the family as head, is wholly or partly responsible for paying the rent, and has the legal capacity to enter into a lease under State/local law.

### Spouse of Head

"Spouse" means the husband or wife of the head.

For proper application of the Noncitizens Rule, the definition of "spouse" is the marriage partner who, in order to dissolve the relationship, would have to be divorced. It includes the partner in a common-law marriage. The term "spouse" does not apply to boyfriends, girlfriends, significant others, or co-heads.

### Co-Head

An individual in the household who is equally responsible for the lease with the Head of Household. A household may have either a spouse or co-head, but not both. A co-head never qualifies as a dependent.

### Live-In Attendants

A family may include a live-in aide provided that such live-in aide:

Is determined by the HA to be essential to the care and well-being of an elderly person, a near-elderly person, or a person with disabilities,  
Is not obligated for the support of the person(s), and

Would not be living in the unit except to provide care for the person(s).

A live-in aide is not considered to be an assisted family member and has no rights or benefits under the program.

Income of the live-in aide will not be counted for purposes of determining eligibility or level of benefits.

Live-in aides are not subject to Non-Citizen Rule requirements.

Live-in aides may not be considered as a remaining member of the resident family.

Relatives are not automatically excluded from being live-in aides, but they must meet all of the elements in the live-in aide definition described above.

Family members of a live-in attendant may also reside in the unit, providing that doing so does not increase the subsidy by the cost of an additional bedroom and that the presence of the family member(s) does not overcrowd the unit.

A live-in aide may only reside in the unit with the approval of the HA. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or caseworker. The verification provider must certify that a live-in aide is needed for the care of the family member who is elderly, near-elderly (50–61) or disabled.

Verification of the need for a live-in aide must include the hours the care will be provided.

The HA has the right to disapprove a request for a live-in aide based on the “Other Eligibility Criteria” described in this chapter.

The family is responsible for the actions of the live-in aide. The live-in aide must comply with obligations of the family to maintain the unit and premises in a decent, safe and sanitary manner and not to disturb the peaceful enjoyment of the premises.

C. MANDATORY SOCIAL SECURITY NUMBERS [24CFR5.216]

Families are required to provide verification of Social Security Numbers for all family members age six and older prior to admission, or write a certification that they legally cannot obtain Social Security numbers at this time and will notify the HA upon receipt of a Social Security number. This requirement also applies to persons joining the family after admission to the program.

Failure to furnish verification of Social Security Numbers is grounds for denial of admission or termination of tenancy.

If a member legally cannot obtain a Social Security Number, he/she must sign a certification stating that he/she does not have one. The certification shall:

State the individual's name, state that the individual has not been issued a Social Security Number;

State that the individual will disclose the Social Security Number to the HA, if he/she obtains one at a later date;

Be signed and dated.

D. CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS

In order to receive assistance, a family member must be an U.S. citizen or eligible immigrant. Individuals who are neither may elect not to contend their status. Eligible immigrants are persons who are in one of the six immigrant categories as specified by HUD.

For the Citizenship/Eligible Immigration requirement, the status of each member of the family is considered individually before the family's status is defined.

Mixed Families : A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro-rated and that they may request a hearing if they contest this determination.

Non-eligible members : Applicant families that include only non-eligible members will be ineligible for assistance. Such families will be denied admission and offered an opportunity for a hearing.

Non-citizen students : As defined by HUD in the non-citizen regulations, non-citizen students are not eligible for assistance.

The HA will establish and verify eligibility no later than the date of the family's first annual reexamination.

E. DENIAL OF ADMISSION FOR PREVIOUS DEBT TO THIS OR ANY OTHER HA

Previous outstanding debts incurred by all adult members of an applicant household to this HA or any housing authority resulting from a previous tenancy in the public housing or Section 8 program must be paid in full prior to admission.

The HA reserves the right, in the case of hardship, to approve a Payment Agreement if the debt owed to the HA occurred due to significant medical bills or utility costs due from the applicant at the time the debt was recorded. Full documentation of the hardship will be required. In no case will the debt be forgiven.

F. INCOME LIMITS

Income eligibility for the public housing program is based on the total anticipated income from all sources received by any family member 18 years of age or older. Income limits are determined by HUD and subject to periodic change. The HA shall use income guidelines provided by HUD to determine program eligibility for the public housing program. These income guidelines will be posted at all times at the HA's site management offices.

## **PART II: SCREENING FOR SUITABILITY [24CFR 960.204, 960.205]**

### **D. SUITABILITY CRITERIA**

All applicants will be processed in accordance with HUD's regulations (24CFR Part 960) and sound management practices. Applicants will be required to demonstrate ability to comply with essential provisions of the lease as summarized below.

All applicants must demonstrate through an assessment of current and past behavior the ability:

To pay rent and other charges as required by the lease in a timely manner;

To care for and avoid damaging the unit and common areas;

To use facilities, appliances and equipment in a reasonable way;

To create no health or safety hazards, and to report maintenance needs in a timely manner;

Not to interfere with the rights and peaceful enjoyment of others and to avoid damaging the property of others;

Not to engage in criminal activity or alcohol abuse that threatens the health, safety or right to peaceful enjoyment of other residents or staff and not to engage in drug-related criminal activity on or off the HA premises;

Not to have ever been convicted of manufacturing or producing methamphetamine, also known as "speed," on the premises of assisted housing;

Not to be subject to lifetime sex offender registration requirement ;

To comply with necessary and reasonable rules and program requirements of HUD and the HA; and

To comply with local health and safety codes.

In developing its admission policies, the aim of the HA is to attain a resident body composed of families with a broad range of incomes and to avoid concentration of the most economically deprived families and families with serious social problems. Therefore, it is the policy of the HA to deny admission to applicants whose habits and practices may reasonably be expected to have a detrimental effect on the operation of the development or neighborhood, or on the quality of life for its residents.

The HA will conduct a detailed interview of all applicants designed to evaluate the qualification of applicant to meet the essential requirements of tenancy. Answers may be subject to third party verification.

An applicant's misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition, criminal history, or rent may result in denial of admission.

Applicants must be able to demonstrate the ability and willingness to comply with the terms of the lease. Should the applicant require assistance in order to comply with the terms of the lease, the applicant must notify the HA that the assistance will be available at the time of admission. (24 CFR 8.2 Definition: Qualified Individual with Handicaps) The availability of assistance is subject to verification by the HA.

The HA's minimum age for admission as head of household is 18, so that the HA will avoid entering into leases that would not be valid or enforceable under applicable law. \*

As part of the final suitability determination, the HA will screen each applicant's household to assess their suitability as renters.

The HA will complete a credit check or rental history check on all applicants.

The HA may complete a home visit at the current residence of all applicants who:  
Have had a landlord refuse to sign their Resident Reference Form;

Stated information on their application that is inconsistent with information on the credit and unlawful detainer report;

Do not have an established residence at the time of their suitability review (e.g., state they live "here and there with friends");

Have a landlord raise suitability issues on the Resident Reference Forms;

Have a criminal history that raises suitability concerns;

Claim to have zero income (to establish how they are meeting their needs);

Were interviewed by HA staff who has found the applicant's statement or behavior to raise concerns regarding suitability.

---

\*The HA shall make an exception for emancipated minors upon completion of verifying their legal status as such.



The HA's examination of relevant information pertaining to past and current habits or practices will include, but is not limited to, an assessment of:

The applicant's past performance in meeting financial obligations, especially rent;

Eviction or records of disturbance of neighbors sufficient to warrant a police call, destruction of property, or living or housekeeping habits at present or prior residences, which may adversely affect the health, safety, or welfare of other residents or neighbors;

Any history of criminal activity on the part of any applicant family member, involving criminal acts, including drug-related criminal activity;

Any history or evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy by neighbors;

Any history of initiating threats or behaving in a manner that indicates intent to assault employees or other residents;

Any history of alcohol or substance abuse that would threaten the health, welfare, or right to peaceful enjoyment of the premises by other residents.

The ability and willingness of an applicant to comply with the essential lease requirements will be verified and documented by the HA. The information to be considered in the screening process shall be reasonably related to assessing the conduct of the applicant and other family members listed on the application in present and prior housing.

The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected not to:

Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare [24CFR 960.205(b)];

Adversely affect the physical environment or financial stability of the development [24CFR 960.205(b)];

Violate the terms and conditions of the lease [24CFR 8.3];

Require services from HA staff that would alter the fundamental nature of the HA's program [24CFR 8.3].

B. SCREENING FOR DRUG -RELATED AND/OR CRIMINAL ACTIVITY

It is the intention of the Housing Authority to administer a policy that maintains decent, safe, and sanitary public housing. All screening procedures shall be administered fairly and in such a way as not to discriminate on the basis of race, color, nationality, religion, sex, familial status, disability or against other legally protected groups as well as not in violation of the right to privacy.

The HA will obtain criminal summary history information from State and/or local law enforcement agencies, and the FBI on all applicants over the age of eighteen for the purpose of determining residents' suitability.

All applicants to the public housing program will be screened for drug -related, violent- and other criminal activity during the suitability review process. The HA defines criminal activity in the following manner:

Drug-Related Criminal Activity : the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802)).

Violent Criminal Activity : any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against a person or property.

Other Criminal Activity : any criminal activity including, but not limited to, violent criminal activity which would adversely affect the health, safety, or right to peaceful enjoyment of the public housing premises by other residents or employees of the HA.

Denial of Admission for Drug -Related Criminal Activity:

The HA will deny admission to those applicants convicted of manufacturing or producing methamphetamine on the premises of Federally assisted housing, in accordance with HUD regulations.

Any applicant evicted from federally assisted housing by reason of drug -related criminal activity within the previous three -year period shall be denied admission, unless the evicted resident successfully completed a rehabilitation program approved by the HA and is willing to continue with counseling and support activities.

The HA will deny admission to applicants where it is determined that there is a pattern of illegal use of a controlled substance or abuse of alcohol by the applicant. The HA will consider the illegal use of a controlled substance or abuse of alcohol a "pattern" where there are three or more incidents during the previous twelve months.

In determining whether to deny admission to public housing based on a pattern of illegal use of a controlled substance or abuse of alcohol by an applicant, and/or prior eviction from federally assisted housing by reason of drug -related criminal activity, the HA may consider the following mitigating factors:

Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is willing to continue with counseling and support activities and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable);

Has otherwise been rehabilitated successfully and is willing to continue with counseling and support activities and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable); or

Is participating in a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable).

Notwithstanding Sections a, b, and c, the HA reserves the right to deny admission to applicants who have engaged in any drug -related criminal activity within a previous three -year period. In such a determination, the HA will take into account the above -listed mitigating factors.

#### Denial of Admission for Violent Criminal Activity

In accordance with Section 578(a) of the Quality Housing and Work Responsibility Act of 1998, the HA will deny admission to public housing for any applicant who is subject to a lifetime registration requirement under the State sex offender registration program.

In accordance with Section 576(C) of the Quality Housing and Work Responsibility Act of 1998, the HA will deny admission to public housing for any applicant who has engaged in violent criminal activity within the last three years.

#### Other Criminal Activity

The HA will consider “other criminal activity” engaged in by an applicant in determination of suitability for public housing.

#### Right to Informal Hearing

Applicants denied admission to public housing based on drug -related, violent or other criminal activity may dispute the information revealed in the criminal summary history information or the determination made by the HA and request an informal hearing in accordance with the HA’s grievance policy.

## C. OTHER SUITABILITY FACTORS

### Rent-Paying Habits

The HA will examine any HA records from a prior tenancy, and will request written references from the applicant's current landlord and may request written references from current and former landlords for up to the past three years.

Based upon these verifications, the HA will determine if the applicant was chronically late with rent payments, has been evicted for nonpayment of rent, or had other legal action initiated against him/her for debt owed. Any of these circumstances could be grounds for an ineligibility determination, depending on the amount of control the applicant had over the situation.

### Screening Applicants Who Claim Mitigating Circumstances

Mitigating circumstances are facts relating to the applicant's record of unsuitable history or behavior, which, when verified, would indicate both: (1) what the reason for the unsuitable history and/or behavior is; and (2) that the reason for the unsuitable history and behavior is no longer in effect or is under control, and the applicant's prospect for lease compliance is an acceptable one, justifying admission.

If unfavorable information is received about an applicant, considerations shall be given to the time, nature, and extent of the applicant's conduct and to factors that might indicate a reasonable probability of favorable future conduct. In order to be factored into the HA's screening assessment of the applicant, mitigating circumstances must be verifiable.

If the mitigating circumstances claimed by the applicant relate to a change in disability, medical condition or course of treatment, the HA shall have the right to refer such information to persons who are qualified and knowledgeable to evaluate the evidence and to verify the mitigating circumstance. The HA shall also have the right to request further information reasonably needed to verify the mitigating circumstance, even if such information is of a medically confidential nature. Such inquiries will be limited to the information necessary to verify the mitigating circumstances or, in the case of a person with disabilities, to verify a reasonable accommodation.

Examples of mitigating circumstances:

- Evidence of successful rehabilitation;

- Evidence of the applicant family's participation in and completion of social service or other appropriate counseling service approved by the HA;

- Evidence of successful and sustained modification of previous disqualifying behavior.

Consideration of mitigating circumstances does not guarantee that the applicant will qualify for admission. The HA will consider such circumstances in light of:

- The applicant's ability to substantiate through verification the claim of mitigating circumstances and his/her prospects for improved future behavior; and the applicant's overall performance with respect to all the screening requirements.

E. QUALIFIED AND UNQUALIFIED APPLICANTS

F.

Information which has been verified by the HA will be analyzed and a determination will be made with respect to:

The eligibility of the applicant as a family;

The eligibility of the applicant with respect to income limits for admission; and

The eligibility of the applicant with respect to citizenship or eligible immigration status.

Assistance to a family may not be delayed, denied or terminated on the basis of the family's ineligible immigration status unless and until the family completes all the verification and appeals processes to which they are entitled under both INS and HA procedures, except for a pending HA hearing.

Applicants who are determined to be unqualified for admission will be promptly notified with a Notice of Denial of Admission stating the reason for the denial. The HA shall provide applicants an opportunity for an informal hearing (see chapter titled "Complaints, Grievances, and Appeals").

The HA will make every effort to accurately estimate an approximated date of occupancy. However, the date given by the HA does not mean that applicants should expect to be housed by that date. The availability of a suitable unit to offer a family is contingent upon factors not directly controlled by the HA, such as turnover rates, and market demands as they affect bedroom sizes and development location.

E. DOCUMENTATION OF FINANCIAL DINGS

An authorized representative of the HA shall document any pertinent information received relative to the following:

Criminal Activity —includes the activities listed in the definition of criminal activity in this chapter.

Pattern of Violent Behavior —includes evidence of repeated acts of violence on the part of an individual, or a pattern of conduct constituting a danger to peaceful occupancy of neighbors.

Pattern of Drug Use —includes a determination by the HA that the applicant has exhibited a pattern of illegal use of a controlled substance which might interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

Drug-Related Criminal Activity —includes a determination by the HA that the applicant has been involved in the illegal manufacture, sale, distribution, use or possession of a controlled substance.

Pattern of Alcohol Abuse —includes a determination by the HA that the applicant's pattern of alcohol abuse might interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

Initiating Threats —or behaving in a manner indicating an intent to assault employees or other residents.

Abandonment of a Public Housing Unit —without advising HA officials so that staff may secure the unit and protect its property from vandalism.

Non-Payment of Rightful Obligations —including rent and/or utilities and other charges owed to the HA or any other HA.

Falsifying an Application for Leasing —providing false information about family income and size, using an alias on the application for housing, or making any other material false statement or omission intended to mislead.

Record of Serious Disturbances of Neighbors, Destruction of Property or Other Disruptive or Dangerous Behavior —consists of patterns of behavior that endanger the life, safety, or welfare of other persons by physical violence, gross negligence or irresponsibility; that damage the equipment or premises in which the applicant resides; or that are seriously disturbing to neighbors or disrupt sound family and community life, indicating the applicant's inability to adapt to living in a multi-family setting. Includes judicial termination of tenancy in previous housing on the grounds of nuisance or objectionable conduct, or frequent loud parties that have resulted in serious disturbances of neighbors.

Grossly Unsanitary or Hazardous Housekeeping —includes the creation of a fire hazard through acts such as hoarding rags, papers, or other materials; severe damages to premises and equipment, if it is established that the family is responsible for the condition; seriously affecting neighbors by causing infestation, foul odors, depositing garbage in halls; or serious neglect of the premises. This category does not include families whose housekeeping is found to be superficially unclean or due to lack of orderliness, where such conditions do not create a problem for neighbors. us

Destruction of Property from previous rentals.

Whether Applicant or Resident Is Capable of Maintaining the Responsibilities of Tenancy —  
In the case of applicants for admission, the person's present living arrangements and a statement obtained from applicant's physician, social worker, or other health professional will be among factors considered in making this determination. The availability of a live-in attendant will be considered in making this determination.

In the event of the receipt of unfavorable information with respect to an applicant, considerations shall be given to the time, nature, and extent of the applicant's conduct and to factors that might indicate a reasonable probability of favorable future conduct or financial prospects.

F. PROHIBITED CRITERIA FOR DENIAL OF ADMISSION

The HAS shall not reject an applicant on the basis that such applicant:

- Has no income;
- Is not employed;
- Does not participate in a job -training program;
- Will not apply for various welfare or benefit programs;
- Has a child (or children);
- Has children born out of wedlock;
- Is on welfare;
- Is a student.

G. APPEALS

If information is revealed that would cause the HA to deny admission to the household and the person disputes the information, s/he shall be given an opportunity to appeal the denial according to the HA's hearing procedures outlined in the chapter regarding grievances and appeals.



## Chapter3

### APPLICATIONSANDMANAGEMENTOFTHEWAITINGLIST

#### PARTI:APPLICATIONS

##### INTRODUCTION

The policy of the HA is to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply and are treated in a fair and consistent manner. This Chapter describes the policies and procedures for completing an initial application for assistance, placement and denial of placement on the waiting list, and HA admissions preferences. The HA utilizes information provided during the application process to complete an accurate and timely determination of program eligibility and suitability.

##### A. HOW TO APPLY

Applicants interested in any of the HA's programs must call the application phone line to place their name on the waiting list and complete a written application form. Applications will be made available in an accessible format upon request from a person with a disability.

The application process consists of the following:

1. The first is the "initial" application for admission. This first HA process is to determine the family's basic eligibility for placement on the waiting list. The applicant calls the application list phone line and provides information on family name and composition, address, estimated annual income and number of bedrooms they would like to apply for at the time of the initial application.
2. The second HA process is the "final determination of eligibility for admission" (referred to as the full application). The full application takes place when the family is contacted by the HA and completes the application packet. At this time the HA ensures that verification of all HUD and HA eligibility factors is complete in order to determine the family's eligibility for an offer of a suitable unit.

## B. “INITIAL” APPLICATION PROCEDURES

The purpose of the initial application is to permit the HA to preliminarily assess family eligibility or ineligibility and to determine placement on the waiting list.

During the phone interview, the applicant will be asked questions designed to obtain the following information:

Names of head of household and spouse

Names of adult family members and age of all family members

Number of family members (used to estimate bedroom size needed)

Current street address and phone numbers

Mailing address (If PO Box or other permanent address)

Annual income

Source(s) of income received by household members

Information regarding request for reasonable accommodation or for accessible unit

Applicants are required to inform the HA in writing of changes in family composition, income, and address. Applicants are also required to respond to requests from the HA to update information on their application, or to determine their continued interest in assistance.

## C. NOTIFICATION OF APPLICANT STATUS

If after a review of the information gathered during the phone interview, the family is determined to be “preliminarily eligible” they will be notified in writing.

If the family is determined to be ineligible based on the information provided in the phone interview, the HA will notify the family in writing (in an accessible format upon request as a reasonable accommodation), state the reason(s), and inform them of their right to an informal hearing. Persons with disabilities may request to have an advocate attend the informal hearing as an accommodation. See Chapter on “Complaints, Grievances and Appeals.”

#### D. COMPLETION OF A FULL APPLICATION

The HA shall verify preferences at the time the HA conducts the eligibility review.

Preferences are based on applicant's current status and shall be verified during the eligibility review, regardless of the length of time an applicant may have been on the waiting list. The preference must exist at the time the HA initiates verification of applicant information.

After the HA verifies preference the HA will notify applicants to attend an interview to review information contained in the application for housing assistance.

##### Requirement to Attend Interview

The HA utilizes the interview session to discuss the family's circumstances in greater detail, to clarify information which has been provided by the family, and to ensure such information is complete. Families are also provided with information about the application and verification process, as well as other HA services or programs that may be available.

All adult family members must attend the interview and sign the housing application. Exceptions may be made for adult students attending school out of state or for members for whom attendance would be a hardship.

It is the applicant's responsibility to reschedule the interview if s/he misses the appointment. If the applicant does not reschedule or misses three scheduled meeting(s), the HA will reject the application.

Reasonable accommodation will be made for persons with a disability that requires an advocate or accessible offices. A designee will be allowed to provide some information, but only with permission of the person with a disability.

If an application is denied due to failure to attend the full application interview, the applicant will be notified in writing and offered an opportunity to request an informal hearing. (See Chapter on Complaints, Grievances and Appeals.)

At the time of the interview, all adult members will be required to sign Form HUD-9886, "Release of Information," the declarations and consents related to citizenship/immigration status and any other documents required by the HA. Applicants will be required to sign specific verification forms for information that is not covered by the HUD-9886. Failure to do so will be cause for denial of the application for failure to provide necessary certifications and releases as required by the HA.

Information provided by the applicant will be verified, including information related to family composition, income, allowances and deductions, assets, eligible immigration status, full time student status and other factors related to preferences, eligibility and rent calculation.

If the HA determines after the interview that additional information or document(s) are needed, the HA will request the document(s) or information in writing. The family will be given ten calendar days to supply the information.

If the information is not supplied in this time period, the HA will provide the family a notification of denial for assistance. (See Chapter on Complaints, Grievances and Appeals.)

#### E. PROCESSING APPLICATIONS

The following items will be verified to determine qualification for admission to the HA's housing program:

Preference verification

Family composition and type (elderly/nonelderly)

Annual Income

Assets and Asset Income

Deductions from Annual Income

Social Security Numbers of all family members

Information used in applicant screening

Citizenship or eligible immigration status

Criminal History Report

#### F. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY

After the verification process is completed, the HA will make a final determination of eligibility based upon information provided by the family, the verification conducted by the HA, and the determination of resident suitability (see Chapter on Eligibility for Admission).

As the rules and regulations governing the housing program are subject to change by HUD and/or families may have experienced a change in circumstance(s) during the review process that may affect an applicant's eligibility, it is necessary to make a final eligibility determination.

The household is not actually eligible for a unit offer until this final determination has been made, even though they may have been preliminarily determined eligible and may have been listed on the waiting list.

## **PART II: RESIDENT SELECTION AND ASSIGNMENT PLAN [24CFR960.204]**

**(Includes Preferences and Management of the Waiting List)**

### **INTRODUCTION**

It is the HA's policy that each applicant shall be assigned an appropriate place on a jurisdiction-wide waiting list or on the waiting list for the development(s) in which the applicant wishes to reside (site based waiting list). Applicants will be listed in sequence based upon date and time the application is received, the size and type of unit they require, the site in which they wish to reside and factors of preference or priority. In filling an actual or expected vacancy, the HA will offer the dwelling unit to an applicant in the appropriate sequence and the HA will offer the unit until it is accepted. This Chapter describes the HA's policies with regard to the number of unit offers that will be made to applicants selected from the waiting list.

### **HA's Objectives**

HA policies will be followed consistently and will affirmatively further HUD's fair housing goals.

It is the HA's objective to ensure that families are placed in the proper order on the waiting list so that the offer of a unit is not delayed to any family unnecessarily or made to any family prematurely. This chapter explains the policies for the management of the waiting list.

By maintaining an accurate waiting list, the HA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available to fill unit vacancies in a timely manner. Based on the HA's turnover and the availability of appropriate sized units, groups of families will be selected from the waiting list to form a final eligibility "pool." Selection from the pool will be based on completion of verification.

### **A. MANAGEMENT OF THE WAITING LIST**

The HA will administer its waiting list as required by 24CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:

The application will be a permanent file.

All applicants in the pool will be maintained in order of date and time of application receipt.

All applicants must meet applicable income eligibility requirements as established by HUD.

### Opening and Closing of the Waiting Lists

The HA, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part.

The decision to close the waiting list will be based on the number of applications available for a particular size and type of unit, and the ability of the HA to house an applicant in an appropriate unit within a reasonable period of time.

When the HA opens the waiting list, the HA will advertise through public notice in the following newspaper publications, media entities, and social service agencies including but not limited to:

Penny Saver newspapers

Social Services & local government offices

Local area newspapers

Radio Public Service Announcements

*Info Notes*, the HA resident newsletter

The public notice will contain:

The dates, times, and the locations where families may apply.

Any system of site-based waiting list offered by the HA.

The programs for which applications will be taken.

Brief description of the program.

Limitations, if any, on whom may apply.

The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the HA address and telephone number, how to submit an application, information on eligibility requirements.

Upon request from a person with a disability, additional time will be given as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date.

### When Application Taking Is Suspended

The waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

During the period when the waiting list is closed, the HA will not maintain a list of individuals who wish to be notified when the waiting list is open.

Suspension of application taking is announced in the same way as opening the waiting list.

The open period shall be long enough to achieve a waiting list adequate to cover projected turnover over the next 24 months. The HA will give at least ten days' notice prior to closing the list.

The HA may update the waiting list annually by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by mail or telephone. At the time of initial intake, the HA will advise families of their responsibility to notify the HA when mailing address or telephone numbers change.

### Limit on Who May Apply

When the waiting list is open:

Any family asking to be placed on the waiting list for public housing rental assistance will be given the opportunity to submit an application.

When the application is submitted to the HA:

It establishes the family's date and time of application for placement order on the waiting list.

### Multiple Families in Same Household

When families apply that consist of two families living together, (such as a mother and father, and a daughter with her own husband or children), if they apply as a family unit, they will be treated as a family unit.

## **B. WAITING LIST PREFERENCES**

A preference is not an automatic guarantee of admission to the program. Preferences are used to establish the order of placement on the waiting list. Every applicant must meet the HA's Selection Criteria as defined in this policy.

The HA's preference system will work in combination with requirements to match the characteristics of the family to the type of unit available, including units with targeted populations, and further deconcentration of poverty in public housing. When such matching is required or permitted by current law, the HA will give preference to qualified families.

Families who reach the top of the waiting list will be contacted by the HA to verify their preference and, if verified, the HA will complete a full application for occupancy. Applicants may not retain their place on the waiting list if they refuse to complete the application process.

Among applicants with equal preference status, the waiting list will be organized according to date and time of application.

### Local Preferences

Local preferences will be used to select among applicants on the waiting list. A public notice with opportunity for public comment will be held before the HA adopts or changes any local preference.

The notice will be distributed following the same guidelines as those used for opening or closing the waiting list.

### Mixed Population Developments

The HA has established the following local admissions preferences for mixed population developments:

First Priority: Families that live and/or work in incorporated City of Lomita, are Veterans or surviving spouses of Veterans, AND who are Elderly Families (head, spouse or sole member is 62 years of age or older) OR Disabled Families (head, spouse or sole member meets the HUD/Social Security definition of disability).

Second Priority: Families who live and/or work in incorporated City of Lomita AND who are Elderly Families OR Disabled Families.

Third Priority: Families who do not live and/or work in unincorporated City of Lomita AND who are Veterans or spouses of Veterans, AND Elderly Families OR Disabled Families.

Fourth Priority: Families who do not live and/or work in unincorporated City of Lomita and who are Elderly Families OR Disabled Families.

### C. FACTORS OTHER THAN PREFERENCE THAT AFFECT SELECTION OF APPLICANTS

Before applying its preference system, the HA will first match the characteristics of the available unit to the applicants available on the waiting lists. Factors such as unit size, accessible features, deconcentration or income mixing, income targeting, or units in housing designated for the elderly and/or disabled limit the admission of families to those characteristics that match the characteristics and features of the vacant unit available.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application.

### D. INCOME TARGETING

The HA will monitor its admissions to ensure that at least 40% of families admitted to public housing in each fiscal year shall have incomes that do not exceed 30% of area median income of the HA's jurisdiction.

The HA shall, at its discretion, at least annually, exercise the "fungibility" provision of QHWRB by admitting less than 40% of "extremely low income families" to public housing in a fiscal year, to the extent that the HA has provided more than 75% of newly available Section 8 Housing Choice Vouchers to "extremely low income families." This fungibility provision is at the discretion of the HA and is also reflected in the HA's Section 8 Administrative Plan.



The fungibility credits will be used to drop the annual requirement below 40% of admissions to public housing for extremely low income families by the lowest of the following amounts:

The number of units equal to 10% of the number of newly available vouchers in the fiscal year; or

The number of public housing units that 1) are in public housing developments located in census tracts having a poverty rate of 30% or more, and 2) are made available for occupancy by and actually occupied in that year by families other than extremely low-income families.

The Fungibility Floor : Regardless of the above two amounts, in a fiscal year, at least 30% of the HA's admissions to public housing will be for extremely low-income families. The fungibility floor is the number of units that cause the HA's overall requirement for housing extremely low-income families to drop to 30% of its newly available units.

#### E. UNITS DESIGNATED FOR THE ELDERLY

The HA may elect at some future time to submit an Allocation Plan as required by the 1992 Housing Act to designate specific units or sites for elderly applicants only. In accordance with the 1992 Housing Act, elderly families with a head, spouse or sole member at least 62 years of age would receive a preference for admission to such units or buildings covered by a HUD-approved Allocation Plan, except for the units which are accessible, which may be offered to persons with disabilities.

F. UNITS DESIGNATED FOR THE DISABLED

The HA may elect at some future time to submit an Allocation Plan as required by the 1992 Housing Act to designate specific units or sites for disabled applicants only. In accordance with the 1992 Housing Act, disabled families with a head, spouse or sole member who qualifies as a person with disabilities as defined in 24 CFR 945.105 will receive a preference for admission to units that are covered by a HUD -approved Allocation Plan.

G. MIXED POPULATION UNITS

A mixed population development is a public housing development, or portion of a development that was reserved for elderly families and disabled families at its inception (and has retained that character).

In accordance with the 1992 Housing Act, elderly families whose head spouse or sole member is at least 62 years of age, and disabled families whose head, co -head or spouse or sole member is a person with disabilities, will receive equal preference to such units.

No limit will be established on the number of elderly or disabled families that may occupy a mixed population property. All other HA preferences will be applied.

H. GENERAL OCCUPANCY UNITS

General occupancy units are designed to house all populations of eligible families. In accordance with the HA's occupancy standards, eligible families not needing units designed with special features or units designed for special populations will be admitted to the HA's general occupancy units.

The HA will use its local preferences system as stated in this chapter for admission of eligible families to its general occupancy units.

## I. DECONCENTRATION OF POVERTY AND INCOME MIXING

The HA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income developments and lower income residents into higher income developments.

A resident's gross annual income is used to determine income limits at admission and for income mixing purposes.

### Deconcentration and Income -Mixing Goals

The HA's deconcentration and income -mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low -income families," will be to admit higher income families to lower income developments, and lower income families to higher income developments.

Deconcentration will apply to transfer families as well as applicant families.

### Development Designation Methodology

Annually, the HA will determine on an annual basis the average income of all families residing in general occupancy developments.

The HA will then determine the average income of all families residing in each general occupancy development.

The HA will then determine whether each general occupancy development falls above, within, or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the HA wide average income for general occupancy developments.

The HA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in PHA Agency Plan.

The HA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income residents into lower income developments and vice versa); and
2. Local goals and strategies contained in the PHA Annual Plan.

## Deconcentration Policy

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the HA shall adhere to the following policy for deconcentration of poverty and income mixing in applicable developments.

Skipping a family on the waiting list to reach another family in an effort to further the goals of the HA's deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list with income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the waiting list with income below the EIR will be offered the unit. If that family refuses the unit, then the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

Skipping off families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit made under the HA's deconcentration policy. The HA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy. However, the HA shall uniformly limit the number of offers received by applicants, described in this Chapter.

II

The HA provides a waiting list preference to homeless families referred by the agencies listed in this Chapter. Only the homeless preference can override deconcentration and income mixing policies.

If the average incomes of all general occupancy developments are within the Established Income Range, the HA will be considered to be in compliance with the deconcentration agreement.

Nothing in the deconcentration policy relieves the HA of the obligation to meet the income targeting requirements.

## HA Incentives for Higher Income Families

The HA may offer certain incentives to families with incomes above the EIR willing to move into a development with average income below the EIR.

J.. PROMOTION OF INTEGRATION

Beyond the basic requirement of nondiscrimination, HA shall affirmatively further fair housing to reduce racial and national origin concentrations.

The HA shall not require any specific income or racial quotas for any development or developments.

The HA shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations.

K. VERIFICATION OF PREFERENCE QUALIFICATION

A family's placement on the waiting list is based upon whether the family qualifies for an admissions preference. When a family is selected from the waiting list during the final determination of eligibility, the HA shall verify the preference.

If the preference verification indicates that the family does not qualify for an admissions preference, the family will be returned to the waiting list and ranked without regard for a local preference and given an opportunity for a review.

Change in Circumstances

Changes in applicant's circumstances while on the waiting list may affect the family's entitlement to a preference. Applicants are required to notify the HA in writing when their circumstances change. When an applicant claims an additional preference, s/he will be placed on the waiting list in the proper order of their newly claimed preference.

L. PREFERENCE DENIAL

If the HA denies a preference, the HA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for an informal meeting. The applicant will have ten calendar days to request the meeting in writing. If the preference denial is upheld as a result of the meeting, or the applicant does not request a meeting, the applicant will be placed on the waiting list without benefit of the preference. Applicants may exercise other rights if they believe they have been discriminated against by the HA.

#### M. REMOVAL FROM WAITING LIST AND PURGING

The waiting list may be purged at least once a year by a mailing to all applicants to ensure that the waiting list is current and accurate. The mailing will ask for current information and confirmation of continued interest in the program.

If an applicant fails to respond within ten calendar days/he will be removed from the waiting list. If a letter is returned by the Post Office with a forwarding address, it will be re-mailed to the address indicated.

If an applicant is removed from the waiting list for failure to respond, they will not be entitled to reinstatement unless a person with a disability requests a reasonable accommodation for being unable to reply within the proscribed period.

Notices will be made available in accessible format upon the request of a person with a disability. An extension to reply to the purge notification will be considered as an accommodation if requested by a person with a disability.

Applicants are required to contact the HA in writing to confirm their continued interest in the program.

#### N. OFFER OF ACCESSIBLE UNITS

The HA has units designed for persons with mobility, sight and hearing impairments, referred to as accessible units.

No non-mobility impaired families will be offered these units until all eligible mobility-impaired applicants have been considered.

Before offering a vacant accessible unit to a non-disabled applicant, the HA will offer such units:

First, to a current occupant of another unit of the same development, or other public housing developments under the HA's control, who has a disability that requires the special features of the vacant unit.

Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

When offering an accessible/adaptable unit to a non-disabled applicant, the HA will require the applicant to sign a certified statement agreeing that the applicant will relocate within 30 days to the first available vacant unit of appropriate size, at the same or comparable housing development site, should the modified unit be required for an eligible disabled family. This requirement will be a provision of the lease agreement.

O. PLAN FOR UNIT OFFERS

The HA plan for selection of applicants and assignment of dwelling units will assure equal opportunity and non-discrimination on grounds of race, color, sex, religion, or national origin. The HA plan for selection is based on how many locations within its jurisdiction have available units of suitable size and type in the appropriate type of development. This plan is also based on the distribution of vacancies.

The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered a suitable unit in the location with the second highest number of vacancies. If that unit is rejected, a final offer will be made in the location with the third highest number of vacancies.

If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.

The HA will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for the rejection.

P. CHANGES PRIOR TO UNIT OFFER

Changes that occur during the period between removal from the waiting list and an offer of a suitable unit may affect the family's eligibility or Total Resident Payment. The family will be notified in writing of changes in their eligibility or level of benefits and offered their right to an informal hearing when applicable. (See chapter on Complaints, Grievances, and Appeals.)

Q. APPLICANT STATUS AFTER FINAL UNIT OFFER

When an applicant rejects the final unit offer the HA will remove the applicant's name from the waiting list.

Removal from the waiting list means the applicant must reapply.

R. TIMELIMITFORACCEPTANCEOFUNIT

Applicants must accept a unit offer within three calendar days of the date the offer is made. Offers made over the telephone will be confirmed in writing by the HA. If the HA is unable to contact an applicant by telephone, the HA will write to the applicant to inform him/her of the unit offer.

Applicants Unable to Take Occupancy

If an applicant is willing to accept the unit offered, but is unable to take occupancy at the time of the offer for “good cause,” the applicant will not be removed from the waiting list.

Examples of “good cause” reasons for the refusal to take occupancy of a housing unit include, but are not limited to:

Unit is not of the proper size and type, and the applicant would be able to reside there only temporarily;

Unit contains lead-based paint, and accepting the offer could result in subjecting the applicant’s children under seven (7) years of age to lead-based paint poisoning;

An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing; [24CFR945.303(d)];

A qualified, knowledgeable, health professional verifies the temporary hospitalization or recovery from illness of the principal household member, other household members, or a live-in aide necessary to care for the principal household member;

The unit is inappropriate for the applicant’s disabilities.



## Chapter 4

### DWELLING UNIT OCCUPANCY STANDARDS

#### INTRODUCTION

This Chapter states the HA Occupancy Standards used to determine the appropriate type of development and unit size for families, based on the following guidelines.

#### A. DETERMINING UNIT SIZE

##### **GUIDELINES FOR DETERMINING BEDROOM SIZE**

Bedroom Size	Persons in Household: Minimum #	Persons in Household: Maximum #
0 Bedroom	1	1
1 Bedroom	1	2
2 Bedrooms	2	4

All guidelines in this section relate to the number of bedrooms in the unit. Dwelling units will be so assigned that:

Generally the HA will assign one bedroom to two people with the following guidelines:

A minimum of one person per bedroom.

Adults of different generations, persons of the opposite sex (other than spouses and significant others), and unrelated adults will not be required to share a bedroom.

Foster children will be included in determining unit size.

Live-in attendants will generally be provided a separate bedroom. No additional bedrooms are provided for the attendant's family.

Space may be provided for a child who is away at school but who lives with the family during school recesses.

The living room may be used as a bedroom at the request of the family and the approval of the HA.

The HA may offer a family a unit that is larger than required by HA's occupancy standards.

All members of the family residing in the unit must be approved by the HA. The family must obtain approval of any additional family member before the person occupies the unit except for additions by birth, adoption, or court-awarded custody, in which case the family must inform the HA within ten calendar days.

## B. EXCEPTIONS TO OCCUPANCY STANDARDS

### Person with Disability

The HA will grant an exception upon request as a reasonable accommodation for persons with disabilities if the need is appropriately verified [and meets requirements in the "Service and Accommodations Policy" section of Chapter 1].

Accessible units will be offered to non-mobility impaired applicants only with the understanding that such applicants must accept a transfer to a non-accessible unit at a later date if a person with a mobility impairment requiring the unit applies for housing and is determined eligible.

### Other Circumstances

Circumstances may dictate a larger size than the occupancy standards permit when:

Persons cannot share a bedroom because of a need for medical equipment due to its size and/or function. Verification from a doctor must accompany requests for a larger bedroom to accommodate medical equipment.

Requests based on health-related reasons must be verified by a doctor.

The HA will grant exceptions from the guidelines in cases where it is the family's request or the HA determines the exceptions are justified by the relationship, age, sex, health or disability of family members, or other individual circumstances, and there is a vacant unit available. If an applicant requests to be listed on a smaller or larger bedroom size waiting list, the following guidelines will apply.

Applicants may request to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines, (as long as the unit is not overcrowded according to local codes). The family must agree not to request a transfer until they have been admitted and have occupied the unit for 18 months.

The family may request to be placed on a larger bedroom size waiting list than indicated by the HA's occupancy guidelines. The request must explain the need or justification for a larger bedroom size, and must be verified by the HA before the family is placed on the larger bedroom size list.

In all cases, where the family requests an exception to the general occupancy standards, the HA will evaluate the relationship and ages of all family members and the overall size of the unit.

C. OCCUPANCY STANDARDS ARE APPLICABLE TO TRANSFERS

When a change in the circumstances of a resident family requires another unit size, if the unit is not available at the time it is requested, the family will be placed on the Transfer List.

The unit considerations in this section should be used as a guide to determine whether and when the bedroom size should be changed. If an unusual situation occurs, which is not currently covered in this policy, the cases should be taken to the manager who will make determination after review of the situation, the individual circumstances, and the verification provided.

D. OCCUPANCY BY POLICE OFFICERS

In order to provide an increased sense of security for public housing residents the HA may allow public housing units to be occupied by police officers.

Police officers will not be required to be income eligible to qualify for admission to the HA's public housing program.

## Chapter 5

### DETERMINATION OF TOTAL TENANT PAYMENT AND FAMILY CHOICE IN RENTS [24CFR 5.609, 5.611, 5.613, 5.615]

#### PART I: DETERMINATION OF TOTAL TENANT PAYMENT (TTP)

##### INTRODUCTION

The accurate calculation of Annual Income and Adjusted Income ensures that families are not paying more or less money for rent than their obligation under the regulations.

This chapter defines the allowable deductions from gross Annual Income and how the presence or absence of household members may affect the Total Tenant Payment (TTP). Income and TTP are calculated in accordance with 24CFR Part 5, Subpart F and further instructions set forth in HUD Notices, Memoranda and Addenda. However, the QHWRANow gives HAS broader flexibility to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP.

##### A. MINIMUM RENT

The minimum rent for the HA is \$50. The minimum rent refers to a minimum total tenant payment and not a minimum tenant rent.

The Total Tenant Payment is the greater of:

30% of the adjusted monthly income

10% of the monthly gross income

The minimum rent as established by the HA

##### HA Procedures for Notification to Families of Hardship Exceptions

The HA will notify those participant families subject to a minimum rent of their right to request a minimum rent hardship exception under the law.

The HA will notify all families at the annual recertification appointment of their right to request a minimum rent hardship exception.

The HA notification will advise the family that hardship exception determinations are subject to HA grievance procedures.

The HA will review all resident requests for exception from the minimum rent due to financial hardships.

All requests for minimum rent exception are required to be in writing.

Requests for minimum rent exception must state the family circumstances that qualify the family for an exception.

#### Exception to Minimum Rent

The HA will immediately grant the minimum rent exception to all families who request it.

The minimum rent will be suspended until the HA determines whether the hardship is:

Covered by statute

Temporary or long-term

If the HA determines that the minimum rent is not covered by statute, the HA will impose a minimum rent including payment for minimum rent from the time of suspension.

#### HUD Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall into one of the following criteria:

The family has lost eligibility (for reasons other than failure to comply with program requirements and/or committing program fraud) or is awaiting an eligibility determination for Federal, State, or local assistance.

The family would be evicted as a result of the imposition of the minimum rent requirement.

The income of the family has decreased because of changed circumstances, including:

Loss of employment as defined where by an individual is out of work due to no fault of their own;

Death of the Resident or other member of the Resident's household;

Other circumstances as determined by the HA or HUD

#### Temporary Hardship

If the HA determines that the hardship is temporary, a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90-day period commencing on the date of the family's request for exemption.

The HA defines temporary as less than 90 days.

#### Repayment Agreements for Temporary Hardship

The HA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period.

If the family owes the HA money for rent arrears incurred during the minimum rent period, the HA will require that the family pay an initial lump sum (in an amount determined by the HA) with the remaining balance to be paid in equal payments over a period of time not to exceed 12

months under \$2400 or 24 months for any amount in excess of \$2400.

Minimum rent arrears that are less than \$50 will be required to be paid in full the first month following the end of the minimum rent period.

The HA's policies regarding repayment agreements are further discussed in the chapter entitled "Family Debt to the HA."

## B. INCOME AND ALLOWANCES

The HA shall define income and allowances as follows:

"Income": The types of money that are to be used as income for the purposes of calculating the TTP are defined by HUD in federal regulations. In accordance with this definition, income from all sources of each member of the household is documented. (See Income Inclusions and Income Exclusions in the Glossary of Terms of this policy.)

"Annual income" is defined as the gross amount of income anticipated to be received by the family during the 12 months after certification or recertification. "Gross income" is the amount of income prior to any HUD allowable expenses or deductions, and does not include income that has been excluded by HUD. Annual income is used to determine whether or not applicants are within the applicable income limits. (24 CFR 5.607)

"Adjusted income" is defined as the annual income minus any HUD allowable deductions.

### Allowable Deductions

HUD has five allowable deductions from Annual Income:

1. Dependent allowance: \$480 each for family members (other than the head or spouse), who are minors, and for family members who are 18 and older who are full-time students or who are disabled.
2. "Elderly" allowance: \$400 per household for families whose head or spouse is 62 or over or disabled.
3. Allowable medical expenses for all family members are deducted for elderly and disabled families.
4. Child care expenses for children under 13 are deducted when child care is necessary to allow an adult member to work or attend school (including vocational training). This amount cannot exceed the income a family receives from working. It also cannot exceed the market rate for a day care provider in the area.
5. Expenses for attendant care or auxiliary apparatus for persons with disabilities if needed to enable the individual or an adult family member to work.

## C. DISALLOWANCE OF EARNED INCOME FROM RENT DETERMINATIONS

The rent for qualified families may not be increased as a result of the increased income due to such employment during the 12-month period beginning on the date on which the employment begins.

A family qualified for the earned income exclusion is a family that occupies a dwelling unit in a public housing development, is paying income-based rent; and

1. Whose income increases as a result of employment of a member of the family who was previously unemployed for one or more years previous to employment;

The HUD definition of "previously unemployed" includes a person who has earned in the previous 12 months no more than the equivalent earnings for working 10 hours per week for 50 weeks at the minimum wage. Minimum wage is the prevailing minimum wage in the State or locality.

2. Whose earned income increases as a result of increased earnings by a family member during participation in any family self-sufficiency or other job training program; or  
The HUD definition of economic self-sufficiency program is: any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families. Such programs may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

Amounts to be excluded are any earned income increases of a family member during the self-sufficiency or job training program and not increases that occur after participation, unless the training provides assistance, training or mentoring after employment. The amount of TANF received in the six-month period includes monthly income and such benefits and services as one-time payments, wages subsidies and transportation assistance.

3. Who is or was, within six months, assisted under any State program for TANF and whose earned income increases, if the amount received under TANF was at least \$500 for the six-month period.

The amount that is subject to the disallowance is the amount of incremental increase in income. The incremental increase in income is calculated by comparing the amount of the family member's income before the beginning of qualifying employment to the amount of such income after the beginning of employment.

#### Initial Twelve-Month Exclusion:

During the cumulative 12-month period beginning on the date a member of a qualified family is first employed or the family first experiences an increase in annual income attributable to employment, the HAW will exclude from annual income any increase in income of the family member as a result of employment over the prior income of that family member.

#### Second Twelve-Month Exclusion:

Upon the expiration of the 12 -month period referred to above, the rent payable by a family may be increased due to the continued employment of the family member above, except that during the 12 -month period beginning upon such expiration the amount of the increase may not be greater than 50 percent of the amount of the total rent increase that would be applicable except for this exclusion.

#### Maximum Four -Year Disallowance:

The earned income disallowance is limited to a lifetime 48 -month period for each family member. For each family member, the disallowance only applies for a maximum of 12 months total exclusion of incremental increase, and a maximum of 12-month phase in exclusion during the 48 -month period starting from the date of the initial exclusion.

If the period of increased income does not last for 12 consecutive months, the disallowance period may be resumed at any time within the 48 -month period, and continued until the disallowance has been applied for a total of 12 months of each disallowance (the initial 12 -month total exclusion and the second 12 -month Housing phase in exclusion).

No earned income disallowance will be applied after the 48 -month period following the initial date the exclusion was applied.

#### Tracking the Earned Income Exclusion

The earned income exclusion will be reported on the HUD 50058 form. Documentation will be included in the family's file to show the reason for the reduced increase in rent.

Such documentation will include:

Date the increase in earned income was reported by the family

Name of the family member whose earned income increased

Reason (new employment, participation in job training program, within 6 months after receiving TANF) for the increase in earned income

Amount of the increase in earned income (amount to be excluded)

Date the increase in income is first excluded from annual income

Date(s) earned income ended and resumed during the initial cumulative 12 -month period of exclusion (if any)

Date the family member has received a total of 12 months of the initial exclusion

Date the 12 -month Housing phase in period began

Date(s) earned income ended and resumed during the second cumulative 12 -month period phase in exclusion

Date the family member has received a total of 12 months of the phase in exclusion

Ending date of the maximum 48 -month (four year) disallowance period (48 months from the date of the initial earned income disallowance)



The HA will maintain a tracking system to ensure correct application of the earned income disallowance.

#### Family's Responsibility to Report Changes

##### Changes in Family Composition

The HA's policy is not to raise rent between annual recertifications, except in the case of a change in family composition. Residents must report all changes in the household composition.

##### Changes in Income

The HA's policy is not to raise rent between annual recertifications, except in the case of a change in family composition. However, if the family has an increase in earned income and wishes to benefit from the earned income exclusion, the family must report the increase in income within 10 calendar days of the date of the increase. If the HA determines that the family is a qualified family, the 12-month exclusion will begin on the first day of the month after the family reports the increase in income. At an annual recertification, the remainder of the 12-month full exclusion will be applied. After the 12-month full exclusion ends, the 12-month phase-in exclusion will begin. The family will be required to report any change in income or family composition during this period (while full or housing phase-in exclusion is applied).

##### Inapplicability to Admission

The earned income disallowance is only applied to determine the annual income of families residing in public housing, and is not used in determining the annual income of applicants for purposes of eligibility or income targeting for admission.

#### D. TRAINING PROGRAMS FUNDED BY HUD

All training income from a HUD sponsored or funded training program, whether incremental or not, is excluded from the resident's annual income while the resident is in training. Income from a Resident Service training program, which is funded by HUD, is excluded.

Upon employment with the HA, the full amount of employment income received by the person is counted. There is no 18-month exclusion of income for wages funded under the 1937 Housing Act Programs, which includes public housing and Section 8.

#### E. AVERAGING INCOME

Income from the previous year may be analyzed to determine the amount to anticipate when third party or check stub verification is not available.

When Annual Income cannot be anticipated for a full twelve months, the HA will average known sources of income that vary to compute an annual income.

If there are bonuses or overtime, which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year, will be used.

If by averaging, an estimate can be made for those families whose income fluctuates from month to month, this estimate will be used so that the housing payment will not change from month to month.

The method used depends on the regularity, source and type of income.

F. INCOME OF PERSON PERMANENTLY CONFINED TO NURSING HOME

If a family member is permanently confined to a hospital or nursing home and there is a family member left in the household, the HA will calculate the Total Tenant Payment by excluding the income of the person permanently confined to the nursing home and not giving the family deductions for medical expenses of the confined family member.

G. REGULAR CONTRIBUTIONS AND GIFTS [24CFR 5.609(a)(7)]

Regular contributions and gifts received from persons outside the household are counted as income for calculation of the Total Tenant Payment.

Any contribution or gift received on a regular basis regardless of frequency will be considered a "regular" contribution or gift. This includes rent and utility payments made on behalf of the family and other cash or non-cash contributions provided on a regular basis. This information will be requested from the family and will be averaged over a twelve-month period and included in the calculation of Total Tenant Payment. It does not include casual contributions or sporadic gifts. (See chapter on "Verification Procedures," for further definition.)

H. ALIMONY AND CHILD SUPPORT [24CFR 5.609(a)(7)]

Regular alimony and child support payments are counted as income for calculation of Total Tenant Payment.

If the amount of child support or alimony received is less than the amount awarded by the court, the HA must use the amount awarded by the court unless the family can verify that they are not receiving the full amount.

The HA will accept as verification that the family is receiving an amount less than the award if:

The HA receives verification from the agency responsible for enforcement or collection.

It is the family's responsibility to supply a copy of the divorced decree.

I. LUMP-SUM RECEIPTS [24CFR 5.609(b)(5),(c)]

Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses, are not included in income but may be included as assets.

Lump-sum payments caused by delays in processing periodic payments (unemployment or welfare assistance) are counted as income. Lump sum payments from Social Security or SSI are excluded from income, but any amount remaining will be considered an asset. Deferred periodic payments

which have accumulated due to a dispute will be treated the same as periodic payments which are deferred due to delays in processing.

In order to determine a amount of retroactive resident rent that the family owes as a result to the lump sum receipt the HA will always calculate retroactively to date of receipt.

#### Retroactive Calculation Methodology

The HA will go back to the date the lump sum payment was received, or to the date of admission, whichever is closer.

The HA will determine the amount of income for each certification period, including the lump sum, and recalculate the resident rent for each certification period to determine the amount due the HA.

At the HA's option, the HA may enter into a Repayment Agreement with the family. The HA will only enter into a Repayment Agreement with the family if they are in good standing (no unpaid rent or other charges, no disturbance complaints). The family will be required to pay fifty percent (50%) of the retroactive amount due at the time of calculation and the balance of the amount over a six month period.

The amount owed by the family is a collectible debt even if the family becomes unassisted.

#### Attorney Fees

The family's attorney fees may be deducted from lump sum payments when computing annual income if the attorney's efforts have recovered a lump sum compensation, and the recovery paid to the family does not include an additional amount in full satisfaction of the attorney fees.

### J. CONTRIBUTION TO RETIREMENT FUNDS — ASSETS

Contributions to company retirement/pension funds are handled as follows:

While an individual is employed, count as assets only amounts the family can withdraw without retiring or terminating employment.

After retirement or termination of employment, count any amount the employee elects to receive as a lump sum.

### K. ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE

The HA must count assets disposed of for less than fair market value during the two years preceding certification or recertification. The HA will count the difference between the market value and the actual payment received in calculating total assets.

Assets disposed of as a result of foreclosure or bankruptcy are not considered to be assets disposed of for less than fair market value. Assets disposed of as a result of a divorce or separation are not considered to be assets disposed of for less than fair market value.

#### L. CHILDCARE EXPENSES

Unreimbursable child care expenses for children under 13 may be deducted from annual income if they enable a parent to work, attend school full time, or attend full-time vocational training.

In the case of a child attending private school, only before or after-school hours care can be counted as child-care expenses.

Child-care expenses cannot be allowed as a deduction if there is an adult household member capable of caring for the child who can provide the child care. Examples of those adult members who would be considered *unable* to care for the child include:

- The abuser in a documented child abuse situation, or

- A person with disabilities or older person unable to take care of a small child, as verified by a reliable knowledgeable source.

- Child-care expenses must be reasonable. Reasonable is determined by what the average child care rates are in the HA's jurisdiction.

- Allowability of deductions for child care expenses is based on the following guidelines:

- Child care to work: The maximum child care expense allowed must be less than the amount earned by the person enabled to work. The "person enabled to work" will be the adult member of the household who earns the least amount of income from working.

- Child care for school: The number of hours claimed for child care may not exceed the number of hours the family member is attending school (including one hour travel time to and from school).

- Amount of Expense: Each site management office will survey the local care providers in the surrounding community to determine what is reasonable. The site management office will use the collected data as a guideline. If the hourly rate materially exceeds the guideline, the HA may calculate the allowance using the guideline.

#### M. MEDICAL EXPENSES [24CFR 5.603]

When it is unclear in the HUD rules as to whether or not to allow an item as a medical expense, IRS Publication 502 will be used as a guide.

Nonprescription medicines must be doctor-recommended in order to be considered a medical expense and will be counted toward medical expenses for families who qualify if the family furnishes legible receipts with identification of the type of purchase.

Acupressure, acupuncture, physical therapy including exercise and chiropractic services may be considered allowable medical expenses if these services are recommended as a specific treatment by the family's primary physician.

The cost of transportation to and from medical appointments and treatments will be an allowable medical expense and will be calculated at the current IRS rate for reimbursable mileage (current IRS rate is 32.5 cents per mile.)

N. PRORATION OF ASSISTANCE FOR "MIXED" FAMILIES [24CFR 5.520]

Applicability

Proration of assistance must be offered to any "mixed" applicant or participant family. A "mixed" family is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on June 19, 1995, and that do not qualify for continued assistance must be offered prorated assistance. (See chapter titled "Recertifications.") Applicant mixed families are entitled to prorated assistance. Families that become mixed after June 19, 1995, by addition of an ineligible member are entitled to prorated assistance.

Prorated Assistance Calculation

Prorated assistance will be calculated by subtracting the Total Tenant Payment from the applicable Maximum Rent for the unit that the family occupies to determine the Family Maximum Subsidy. The family's TTP will be calculated by:

Dividing the Family Maximum Subsidy by the number of persons in the family to determine Member Maximum Subsidy.

Multiplying the Member Maximum Subsidy by the number of eligible family members to determine Eligible Subsidy.

Subtracting the amount of Eligible Subsidy from the applicable Maximum Rent for the unit the family occupies to get the family's Revised Total Tenant Payment.

O. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS

The HA will not reduce the public housing rent for families whose welfare assistance is reduced specifically because of:

Fraud; or

Failure to participate in an economic self-sufficiency program; or

Noncompliance with a work activities requirement.

However, the HA will reduce the rent if the welfare assistance reduction is a result of:

The expiration of a lifetime limit on receiving benefits; or

A situation where the family has complied with welfare program requirements but cannot or has not obtained employment, such as:

The family has complied with welfare program requirements, but the durational time limit, such as a cap on the length of time a family can receive benefits, causes the family to lose their welfare benefits.

#### Verification Before Denying a Request to Reduce Rent

A family's request for rent reduction shall be denied upon the HA obtaining written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance.

#### Cooperation Agreements

The HA has taken a proactive approach to culminating an effective working relationship between the HA and the local welfare agency for the purpose of targeting economic self-sufficiency programs throughout the community that are available to public housing residents.

#### P. UTILITY ALLOWANCE AND UTILITY REIMBURSEMENT PAYMENTS

If the cost of utilities (excluding telephone) is not included in the Resident Rent, a utility allowance will be deducted from the total tenant payment. The Utility allowance is intended to help defray the cost of utilities not included in the rent. The allowances are based on the monthly cost of reasonable consumption utilities in an energy conservative household, *not* on a family's actual consumption.

When the Utility Allowance exceeds the family's Total Tenant Payment, the HA will provide a Utility Reimbursement Payment for the family each month. The check will be made out directly to the utility company after the family has been notified.

#### Resident-Paid Utilities

The following requirements apply to residents living in developments with resident-paid utilities or applicants being admitted to such developments:

Paying the utility bill is the resident's obligation under the lease. Failure to pay utilities is grounds for eviction.

#### Q. EXCESS UTILITY PAYMENTS

Residents in units where the HA pays the utilities may be charged for excess utilities if additional appliances or equipment are used in the unit. This charge shall be applied as specified in the lease. [24C FR 966.4(b)(2)]

## **PART II: FAMILY CHOICE IN RENTS**

### **A. FAMILY RENT CHOICE**

The HA shall provide information to enable each family residing in a public housing unit to elect annually whether the rent paid by such family shall be 1) determined based on family income; or 2) the flat rent. The HA may not at any time fail to provide both such rent options for any public housing unit owned, assisted or operated by the HA.

### **A. FLAT RENTS**

The HA has established, for each dwelling unit in public housing, a flat rental amount for the dwelling unit, which:

Is based on the rental value of the unit, as determined by the HA; and

Is designed so that the rent structures do not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts.

The HA shall review the income of families paying flat rent not less than once every three years.

### **C. INCOME-BASED RENTS**

The monthly Total Tenant Payment amount for a family shall be an amount, as verified by the HA, that does not exceed the greatest of the following amounts:

30 percent of the family's monthly adjusted income;

10 percent of the family's monthly gross income; or

The HA's Minimum TTP of \$50.

D. SWITCHING RENT DETERMINATION METHODS BECAUSE OF HARDSHIP CIRCUMSTANCES

In the case of a family that has selected to pay the HA's flat rent, the HA shall, no later than the first of the month following the month the family reported the hardship, provide for the family to pay rent in the amount determined under income-based rent, during the period for which such choice was made for the following hardship circumstances:

Situations in which the income of the family has decreased because of changed circumstances, loss of or reduction of employment through no fault of the individual, death in the family, and reduction in or loss of income or other assistance;

An increase, because of changed circumstances, in the family's expenses for medical costs, childcare, transportation, education, or similar items; and

Such other situations as may be determined by the HA.

All hardship situations must be verified. If a family has switched from flat rent to income-based rent because of hardship, the family shall remain on income-based rent until the next scheduled annual recertification, at which time the Housing Authority shall allow the family to elect whether to pay flat rent or income-based rent.

E. HA'S FLAT RENT METHODOLOGY

The HA has set a flat rent for each public housing unit, based on the reasonable market value of the unit. The HA's methodology is also described in the HA Agency Plan.

Each public housing development obtains three rent comparables for each bedroom size from unsubsidized units in the surrounding area. The rent comparable information includes factors such as age of the building, location, physical condition, amenities and design. Once three rent comparables are obtained, an average of the three rents is calculated to obtain the flat rent. Rent comparables shall be calculated not less than once each year.

The rent comparable analysis is kept at each site, including documentation as to how the flat rent was determined.

F. ANNUAL RECERTIFICATION

During the annual recertification process, the family will be provided a form from the HA, on which the family will indicate whether they choose flat rent or income-based rent. The HA form will state what the flat rent would be, and an estimate, based on current information, what the family's income-based rent would be. This form will be retained in the resident's file.



## Chapter 6

### VERIFICATION PROCEDURES

[24CFR Part 5, Subpart B; 24CFR 960.259]

#### INTRODUCTION

This chapter explains the HA's procedures and standards for verification of preferences, income, assets, allowable deductions, family status, and when there are changes in family members. The HA's verification procedures are designed to meet HUD's requirements that the factors of eligibility and Total Tenant Payment be verified and that the HA maintain program integrity. Applicants and program residents must furnish proof of their statements whenever required by the HA, and the information they provide must be true and complete. The HA will ensure that proper authorization for release of information is always obtained from the family before making verification inquiries.

#### A. METHODS OF VERIFICATION AND TIME ALLOWED

The HA will verify information provided by applicants and residents utilizing the following verification methods:

1. Third-Party Written Verification: The HA's first choice is a written third party verification to substantiate claims made by an applicant or resident.
2. Third-Party Oral Verification: The HA may also use telephone verifications.
3. Review of Documents: The HA will review documents, when relevant, to substantiate the claim of an applicant or resident.
4. Notarized Statement: A notarized statement will be accepted when no other form of verification is available.

If the HA cannot obtain Third-Party verification, HA staff will document why third party verification could not be obtained and the verification method utilized to substantiate the information provided by the applicant (such as reviewing documents that families provide to the HA.)

The HA will not delay the processing of an application beyond two weeks in cases where third party verification is not received by the HA in a timely manner.

For applicants, verifications may not be more than 120 days old at the time of a unit offer. For residents, they are valid for 120 days from date of receipt.

#### Third-Party Written Verification

Third-party verification is used to verify information provided by the family. Third-party written verification forms will be sent and returned via first class mail. Families will be required to sign an authorization form in order for requested information to be released to the HA.

Verifications received electronically directly from the source are considered third party written verifications.

The HA may accept verifications delivered by the family as third party documents, as deemed necessary to complete the application or recertification process in a timely manner.

#### Third-Party Oral Verification

Oral third -party verification will be used when written third -party verification is delayed or not possible. When third -party oral verification is used, staff will complete a HA verification form. If oral third party verification is not available, the HA will compare the information to any documents provided by the applicant. If provided by telephone, the HA must originate the call.

#### Review of Documents

In the event that third -party written or oral verification is unavailable, or the information has not been verified by the third party within two weeks, the HA will utilize documents provided by the family as the primary source if the documents provide complete information.

All such documents, excluding government checks, will be photocopied and retained in the applicant file. In cases where documents are reviewed which cannot be photocopied, staff viewing the document(s) will complete a Certification of Document Viewed or Person Contacted form.

The HA will accept the following documents from the family:

Printed wage stubs

Computer print -outs from the employer

Signed letters (provided that the information is notarized or confirmed by phone)

Other documents noted in this chapter as acceptable verification

The HA will accept faxed and/or photocopied documents.

If third -party verification is received after documents have been accepted as provision al verification, and there is a discrepancy, the HA will utilize the third party verification.

#### Personal Declaration

When verification cannot be made by third -party verification or review of documents, information included in the Personal Declaration may be used. A verification form will be completed and documented by HA staff.

## B. RELEASE OF INFORMATION

Applicants and residents are required to sign specific authorization forms when information is needed that is not covered by the HUD Form 9886, Authorization for Release of Information. Each family member requested to consent to the release of information will be provided with a copy of the appropriate forms for their review and signature. Family refusal to cooperate with the HUD prescribed verification procedure will result in denial of admission or termination of tenancy in accordance with the family's obligation to provide information requested by the HA.

## C. COMPUTER MATCHING

For some time, HUD has conducted a computer matching initiative to independently verify resident income. HUD can access income information and compare it to information submitted by HA on the 50058 form. HUD can disclose Social Security information to HAs, but is precluded by law from disclosing Federal tax return data to HAs. If HUD receives information from Federal tax return data indicating a discrepancy in the income reported by the family, HUD will notify the family of the discrepancy. The family is required to disclose this information to the HA (24 CFR 5.240). HUD's letter to the family will also notify the family that HUD has notified the HA in writing that the family has been advised to contact the HA. HUD will send the HA a list of families who have received "income discrepancy" letters.

When the HA receives notice from HUD that a family has been sent an "income discrepancy" letter, the HA will send a written notice to the family, advising the family to contact the HA within 10 days to disclose the contents of the family's notice from HUD.

When the family furnishes the copy of the HUD notice to the HA, the HA will verify the information contained in the notice using the verification procedures contained in this chapter of the Admissions and Continued Occupancy Policy. Based on the verified information, the total tenant payment and resident rent will be adjusted and the HA will take other actions, as appropriate. (*Also see chapters on Recertifications, Lease Terminations, Complaints, Grievances and Appeals, and Family Debt to the HA.*)

Once the site management office has completed this procedure and determined the outcome (e.g., retroactive payment is due or HUD information cannot be verified), the Property Supervisor will send a copy of the disposition document (repayment agreement, letter to family) to the Administrative Unit Manager.

D. ITEMS TO BE VERIFIED

1. All income not specifically excluded by the regulations.

Zero-income applicants and residents will be required to complete a family expense form at each certification or recertification interview.

2. Full-time student status including high school students who are 18 or over.
3. Current assets including assets disposed of for less than fair market value in preceding two years.
4. Child-care expense where it allows an adult family member to be employed or to further his/her education.
5. Total medical expenses of all family members in households whose head or spouse is elderly or disabled.
6. Disability assistance expenses to include only those costs associated with attendant care or auxiliary apparatus that allow an adult family member to be employed.
7. Legal identity.
8. U.S. citizenship/eligible immigrant status.
9. Social Security Numbers for all family members 6 years of age or older or certification that a family member does not have a Social Security Number.
10. Preference status, based upon HAP references.
11. Family/marital status when needed for head of household or spouse definition.
12. Disability for determination of preferences, allowances or deductions.

## E. VERIFICATION OF INCOME

This section defines the methods the HA will use to verify various types of income. Whenever “in this order” is used in this chapter, the HA will request and utilize verifications, if available, in the orders specified.

### Employment Income

Verification forms request the employer to specify the:

Dates of employment

Amount and frequency of pay

### Date of the last pay increase

Likelihood of change of employment status and effective date of any known salary increase during the next 12 months

Year-to-date earnings

Estimated income from overtime, tips, bonus pay expected during next 12 months

Acceptable methods of verification include, in this order:

1. Employment verification form completed by the employer.
2. Check stubs or earning statements, which indicate the employee's gross pay, frequency of pay or year to date earnings.
3. W-2 forms plus income tax return forms.
4. Income tax returns signed by the family may be used for verifying self-employment income, or income from tips and other gratuities.

Applicants and program residents may be requested to sign an authorization for release of information from the Internal Revenue Service for further verification of income.

In cases where there are questions about the validity of information provided by the family, the HA will require the most recent federal income tax statements.

### Social Security, Pensions, Supplementary Security Income (SSI), Disability Income

Acceptable methods of verification include, in this order:

1. Benefit verification form completed by agency providing the benefits.
2. Computer report electronically obtained or in hard copy.
3. Award or benefit notification letters prepared by the providing agency.
3. Bank statements for direct deposits.

### Unemployment Compensation

Acceptable methods of verification include, in this order:

1. Computer reported electronically obtained or in hard copy, stating payment dates and amounts.
2. Verification form completed by the unemployment compensation agency.
3. Payment stubs.

### Welfare Payments or General Assistance

Acceptable methods of verification include, in this order:

1. Haverification form completed by payment provider.
2. Written statement from payment provider indicating the amount of grant/payment, start date of payments, and anticipated changes in payment in the next 12 months.
3. Computer-generated Notice of Action.

### Alimony or Child Support Payments

Acceptable methods of verification include, in this order:

1. Copy of a separation or settlement agreement or a divorced decree stating amount and type of support and payment schedules.
2. A notarized letter from the person paying the support.
3. Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received.
4. If payments are irregular, the family must provide appropriate court or welfare agency documents supporting the family's claim that the amount they are actually receiving is less child support/alimony than was ordered.

### Net Income from a Business

In order to verify the net income from a business, the HA will view IRS and financial documents from prior years and use this information to anticipate the income for the next 12 months.

Acceptable methods of verification, in this order, include:

1. IRS Form 1040, including:
  - Schedule C (Small Business)
  - Schedule E (Rental Property Income)
  - Schedule F (Farm Income)If accelerated depreciation was used on the tax return or financial statement, an accountant's calculation of depreciation expense, computed using straight-line depreciation rules.
2. Audited or unaudited financial statement(s) of the business.
3. Documents such as cash books, bank statements, and receipts will be used as a guide for the prior six months (or lesser period if not in business for six months) to project income for the next 12 months. The family will be advised to maintain these documents in the future if they are not available.

### Child Care Business

If an applicant/resident is operating a licensed day care business, income will be verified as with any other business.

If the applicant/resident is operating a "cash and carry" operation (licensed or not), the HA will require the applicant/resident to complete a form for each customer giving: name of person(s) whose child(ren) is/are being cared for, phone number, number of hours child is being cared for, method of payment (check/cash), amount paid, and signature of person.

If the family has filed a tax return, the family will be required to provide it.

### Recurring Gifts

The family must furnish a Notarized Statement, which contains the following information:

The person who provides the gifts

The value of the gifts

The estimated frequency of the gifts

### Zero-Income Status

Families claiming to have no income will be required to execute verification forms to determine that forms of income such as unemployment benefits, TANF, SSI, etc. are not being received by the household.

Families must also provide a written statement as to how they meet living expenses, such as utilities, food, clothing, and other incidentals, when they claim zero income.

### Full-Time Student Status

Only the first \$480 of the earned income of full time students 18 years of age or older, other than head or spouse, will be counted towards family income.

Financial aid, scholarships and grants received by full time students is not counted towards family income.

Verification of full time student status includes:

Written verification from the registrar's office or other school official.

School records indicating enrollment for sufficient number of credits to be considered a full-time student by the educational institution.



F. INCOME FROM ASSETS

Acceptable methods of verification include, in this order:

Savings Account Interest Income and Dividends

Will be verified by:

1. Account statements, passbooks, certificates of deposit, or HA verification forms completed by the financial institution.
2. Broker's statements showing value of stocks or bonds and the earnings credited to the family. Earnings can be obtained from current newspaper quotations or oral broker's verification.
3. IRS Form 1099 from the financial institution, provided that the HA must adjust the information to project earnings expected for the next 12 months.

Interest Income from Mortgages or Similar Arrangements

1. A letter from an accountant, attorney, real estate broker, the buyer, or a financial institution stating interest due for next 12 months. (A copy of the check paid by the buyer to the family is not sufficient unless a breakdown of interest and principal is shown.)
2. Amortization schedules showing interest for the 12 months following the effective date of the certification or recertification.

Net Rental Income from Property Owned by Family

1. IRS Form 1040 with Schedule E (Rental Income).
2. Copies of latest rent receipts, leases, or other documentation of rent amounts.
3. Documentation of allowable operating expenses of the property: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.
4. Lessee's written statement verifying rent payments to the family and family's Notarized Statement of net income realized.

## G. VERIFICATION OF ASSETS

### Family Assets

The HA will require the necessary information to determine the current cash value, (the net amount the family would receive if the assets were converted to cash).

Verification forms, letters, or documents from a financial institution or broker.

Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

Quotes from a stock broker or realty agent as to net amount family would receive if they liquidated securities or real estate.

Real estate tax statements if the approximate current market value can be deduced from assessment.

Financial statements for business assets.

Copies of closing documents showing the selling price and the distribution of the sales proceeds.

Appraisal of personal property held as an investment.

Family's Notarized Statement describing assets or cash held at the family's home or in safe deposit boxes.

### Assets Disposed of for Less than Fair Market Value (FMV)

For all Certifications and Recertifications, the Family will certify as to whether any member has disposed of assets for less than fair market value during the two years preceding the effective date of the certification or recertification.

If the family certifies that they have disposed of assets for less than fair market value, verification [or certification] is required that shows: (a) all assets disposed of for less than FMV, (b) the date they were disposed of, (c) the amount the family received, and (d) the market value of the assets at the time of disposition. Third party verification will be obtained wherever possible.

## H. VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME

### Child Care Expenses

Written verification from the person who receives the payments is required. If the child care provider is an individual, s/he must provide a statement of the amount they are charging the family for their services.

Verifications must specify the child care provider's name, address, telephone number, Social Security Number, the names of the children cared for, the number of hours the child care occurs, the rate of pay, and the typical yearly amount paid, including school and vacation periods.

Family's certification as to whether any of those payments have been or will be paid or reimbursed by outside sources.

Typical verification for child care expenses included but is not limited to: income tax records, money orders to the child care provider, cancelled checks.

### Medical and Disabled Assistance Expenses

Families who claim medical expenses or expenses to assist a person(s) with disability will be required to submit a certification as to whether or not any expense payments have been, or will be, reimbursed by an outside source. All expense claims will be verified by one or more of the methods listed below:

Written verification by a doctor, hospital or clinic personnel, dentist, pharmacist, of (a) the anticipated medical cost to be incurred by the family and regular payments due on medical bills; and (b) extent to which those expenses will be reimbursed by insurance or a government agency.

Written confirmation by the insurance company or employer of health insurance premium to be paid by the family.

Written confirmation from the Social Security Administration's of Medicare premium to be paid by the family over the next 12 months. A computer printout will be accepted.

For attendant care:

A reliable, knowledgeable professional's certification that the assistance of an attendant is necessary as a medical expense and a projection of the number of hours the care is needed for calculation purposes.

Attendant's written confirmation of hours of care provided and amount and frequency of payments received from the family or agency (or copies of canceled checks the family used to make those payments) or stubs from the agency providing the services.

Receipts, canceled checks, or pay stubs that verify medical costs and insurance expenses likely to be incurred in the next 12 months.

Copies of payment agreements or most recent invoice that verify payments made on outstanding medical bills that will continue overall or part of the next 12 months.

Receipts or other record of medical expenses incurred during the past 12 months that can be used to anticipate future medical expenses. HA may use this approach for "general medical expenses" such as non-prescription drugs and regular visits to doctors or dentists, but not for one-time, nonrecurring expenses from the previous year.

The HA will use mileage at the IRS' rate, or cab, bus fare, or other public transportation cost for verification of the cost of transportation directly related to medical treatment.

#### Assistance to Persons with Disabilities

In All Cases :

Written certification from a reliable, knowledgeable professional that the person with disabilities requires the services of an attendant and/or the use of auxiliary apparatus to permit him/her to be employed or to function sufficiently independently to enable another family member to be employed.

Family's certification as to whether they receive reimbursement for any of the expenses of disability assistance and the amount of any reimbursement received.

Attendant Care:

Attendant's written certification of amount received from the family, frequency of receipt, and hours of care provided.

Certification of family and attendant and/or copies of canceled checks family used to make payments.

Auxiliary Apparatus:

Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.

In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment.

NOTE: Disability expenses are allowable deduction only if the expenses enable a member of the household age 18 and over (including the disabled member) to go to work.

## I. VERIFYING NON-FINANCIAL FACTORS

### Verification of Legal Identity

In order to prevent program abuse, the HA will require applicants to furnish verification of legal identity for all family members.

The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required.

Certificate of birth, naturalization papers

Current, valid driver's license

U.S. military discharge (DD214)

U.S. passport

Documents considered acceptable for the verification of legal identity for minors may be one or more of the following:

Certificate of birth

Adoption papers

Custody agreement

### Verification of Marital Status

Verification of divorce status will be a certified copy of the divorce decree, signed by a Court Officer.

Verification of a separation may be a copy of court-ordered maintenance or other records.

Verification of marriage status is a marriage certificate.

### Familial Relationships

Certification will normally be considered sufficient verification of family relationships. In cases where reasonable doubt exists, the family may be asked to provide verification.

The following verifications will be required if certification is insufficient:

Verification of relationship:

Official identification showing name

Birth certificates

Verification of guardianship:

Court-ordered assignment

Affidavit of parent

Verification from social services agency

School records

Evidence of an established family relationship:

Joint bank accounts or other shared financial transactions

Leases or other evidence of prior cohabitation (utility bills)

Credit reports showing relationship

#### Verification of Permanent Absence of Adult Member

If an adult member who was formerly a member of the household is reported permanently absent by the family, the HA will consider any of the following as verification:

Husband or wife institutes divorce action.

Husband or wife institutes legal separation.

Order of protection/restraining order obtained by one family member against another.

Proof of another home address, such as utility bills, canceled checks for rent, drivers license, or lease or rental agreement, if available.

Statements from other agencies such as social services that the adult family member is no longer living at that location.

If the adult family member is incarcerated, a document from the Court or prison should be obtained stating how long they will be incarcerated.

#### Verification of Change in Family Composition

The HA may verify changes in family composition (either reported or unreported) through letters, telephone calls, leases, utility records, inspections, landlords, neighbors, credit data, school or DMV records, and other sources.

### Verification of Disability

Verification of disability must be receipt of SSI or SSA disability payments under Section 223 of the Social Security Act or 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7)) or verified by appropriate diagnostician such as physician, psychiatrist, psychologist, therapist, rehabilitation specialist, or licensed social worker, using the HUD language as the verification format.

### Verification of Citizenship/Eligible Immigrant Status

To be eligible for assistance, individuals must be U.S. citizens or eligible immigrants. Individuals who are neither may elect not to contend their status. Eligible immigrants must fall into one of the categories specified by the regulations and must have their status verified by Immigration and Naturalization Service (INS). Each family member must declare his or her status once. Assistance cannot be delayed, denied, or terminated while verification of status is pending except that assistance to applicants may be delayed while the HA hearing is pending.

Citizens or Nationals of the United States are required to sign a declaration under penalty of perjury.

Eligible Immigrants who were residents and 62 or over on June 19, 1995, are required to sign a declaration of eligible immigration status and provide proof of age.

Non-citizens with eligible immigration status must sign a declaration of status and verification consent form and provide their original immigration documents which are copied front and back and returned to the family. The HA verifies the status through the INSSAVE system. If this primary verification fails to verify status, the HA must request within ten days that the INS conduct a manual search.

Family members who do not claim to be citizens or eligible immigrants must be listed on a statement of non-contending family members signed by the head of household or spouse.

Non-citizen students on student visas are ineligible members even though they are in the country lawfully. They must provide their student visa but their status will not be verified and they do not sign a declaration but are listed on the statement of non-contending members.

Failure to Provide. If an applicant or resident family member fails to sign required declarations and consent forms or provide documents, as required, they must be listed as an ineligible member. If the entire family fails to provide and sign as required, the family may be denied or terminated for failure to provide required information.

Time of Verification. For applicants, verification of U.S. citizenship/eligible immigrant status occurs at the same time as verification of other factors of eligibility for final eligibility determination. For resident families, it is done at the first regular recertification after June 19, 1995. For family members added after other members have been verified, the verification occurs prior to the new member moving in. Once verification has been completed for any covered program, it need not be repeated.

Extension of Time to Provide Documents . The HA will grant an extension of 30 days for families to submit evidence of eligible immigrant status.

Acceptable Documents of Eligible Immigration . The regulations stipulate that only the following documents are acceptable unless changes are published in the Federal Register.

Resident Alien Card (I -551)

Alien Registration Receipt Card (I -151)

Arrival-Departure Record (I -94)

Temporary Resident Card (I -688)

Employment Authorization Card (I -688B)

Receipt issued by the INS for issuance or replacement of any of the above documents that shows individual's entitlement has been verified

A birth certificate is not acceptable verification of status. All documents in connection with U.S. citizenship/eligible immigrant status must be kept five years.

#### Verification of Social Security Numbers

Social security numbers must be provided as a condition of eligibility for all family members six and over, unless the family member cannot legally obtain a Social Security number. Verification of Social Security numbers will be done through a Social Security Card issued by the Social Security Administration.

If a family member cannot produce a Social Security Card, only the documents listed below showing his/her Social Security Number may be used for verification. The family is also required to certify in writing that the document(s) submitted in lieu of the Social Security Card information provided is/are complete and accurate:

A valid driver's license

#### Identification card issued by a Federal, State or local agency

Identification card issued by a medical insurance company or provider (including Medicare and Medicaid)

Earnings statements or payroll stubs

Bank statements

#### IRS Form 1099

Verification of benefits or SSN from Social Security Administration



New family members age six and older will be required to produce their Social Security Card or provide the substituted documentation described above together with their certification that the substitute information provided is complete and accurate. This information is to be provided at the time the change in family composition is reported to the HA.

If an applicant or resident is able to disclose the Social Security Number but cannot meet the documentation requirements, the applicant or resident must sign a certification to that effect provided by the HA. The applicant/resident or family member will have an additional 60 days to provide proof of the Social Security Number. If they fail to provide this documentation, the family member must be removed from the household or the family's tenancy will be terminated.

In the case of an individual at least 62 years of age, the HA may grant an extension for an additional 60 days to a total of 120 days. If, at the end of this time, the elderly individual has not provided documentation, the family member must be removed from the household or the family's tenancy will be terminated.

If the family member states they cannot legally obtain a Social Security number, the family member will be required to sign a certification to this effect.

#### J. VERIFICATION OF SUITABILITY FOR ADMISSION

Sources to be used to determine suitability include but are not limited to:

Criminal History Reports

Prior landlord references

Physicians, social workers, and other health professionals

HA of the City of Los Angeles and Other HAs (to whom the family may owe debt)

(See Chapter 2 on eligibility.)

#### Ability to Meet Financial Obligations Under the Lease

All applicants may be subject to the following procedures to ensure their ability to meet financial obligations under the lease:

All applicants may be interviewed and asked questions about the basic elements of tenancy.

The HA will access a Credit Report on all applicants prior to selection.

The HA may independently verify the rent-paying history of all applicants directly from previous landlord(s).

#### Drug-Related or Violent Criminal Activity

The HA will complete a criminal background check of all adult members of the household.

#### Housekeeping

The HA will obtain references from prior landlords to determine acceptable housekeeping standards. The HA may conduct a home visit prior to admission.

K. VERIFICATION OF WAITING LIST PREFERENCES [24 CFR 5.410, 5.415, 5.430]

Local Preferences

1. Residency preference: For families who live, work or have been hired to work in the jurisdiction of the HA. Families who are unable to work due to age or disability automatically qualify for this preference.

In order to verify that an applicant is a resident, the HA will require any of the following documents: rent receipts, leases, utility bills, employer or agency records, school records, drivers licenses, voters registration records, credit reports, statement from household with whom the family is residing.

- 2.. Veterans preference: This preference is available to current members of the U.S. Armed Forces, veterans, or surviving spouses of veterans.

The HA will require U.S. government documents that indicate that the applicant qualifies under the above definition.

## **Chapter 7 TRANSFER POLICY**

### **INTRODUCTION**

It is the policy of the HA to permit a resident to transfer within the housing developments when it is to the family's advantage to do so; when it is necessary to comply with occupancy standards; or when it will help accomplish the affirmative housing goals of the HA.

The HA will always consider transfer requests as a reasonable accommodation for a person with a disability.

The transfer policy will be carried out in a manner that does not violate fair housing.

### **A. TRANSFERS AT THE REQUEST OF THE HA**

The HA may require that a family transfer to another unit at the same housing development when their present housing unit is no longer suitable as determined by the HA. These transfers may be made at the discretion of the HA for the following reasons:

#### **1. Family Composition**

A family will be required to transfer to another unit if its composition no longer conforms to HUD occupancy standards (i.e. the unit is too large or too small for the family size). The HA will offer the family the first available vacancy of appropriate size at the same housing development site.

#### **2. Transfer Due to Accessible Unit Requirement**

When a non-disabled family has been housed in a unit with adaptations for a person with disabilities, the HA may require the family to transfer to another unit if the accessible unit is needed for an eligible disabled family. Before placing a non-disabled family in a modified unit, the HA must first offer the unit to disabled residents requiring a transfer to an accessible unit. Next, the HA will offer the modified unit to an eligible disabled applicant.

If no eligible applicant with disabilities is available when the unit becomes vacant and is ready for lease - up, a non-disabled family may lease the modified unit. When a non-disabled family leases a modified unit, a certified statement will be signed by the family agreeing that the family will relocate to the first available vacant unit of appropriate size, at the same or comparable housing development sites should the modified unit be required for an eligible disabled family.

### **Special Circumstances**

The HA may require transfers under special circumstances due to modernization and/or remodeling of a unit. In such cases, a family may be required to temporarily transfer to another unit at the same housing development or to temporarily relocate to

a location agreed upon by the family and the HA.

4. Transfers Due to Uninhabitable Conditions

The HA will require that a family transfer to another unit if their unit is determined to be uninhabitable. Families residing in units where severe threats to health or safety exist will be transferred as soon as possible. These circumstances may include the following: excessive fire damage, contaminated water supply, electrical outages which are expected to be of long duration, flooding, or lack of plumbing. The scheduling of such transfers will be determined according to the nature and severity of the circumstances, which have made the unit uninhabitable.

If a unit becomes uninhabitable due to conditions caused by the resident, any member of the resident household, or the resident's guests will be addressed through the lease violation process and the residents shall not have the rights set forth above, or if the cause for the conditions is determined after the transfer, the HA may still terminate tenancy.

B. To accommodate a verified health and/or medical condition.

Furthermore, the HA will consider in approving transfer requests, other than those for health and safety reasons, whether the resident is in good standing with the HA. Good standing means the resident has demonstrated prompt rent paying habits; the resident has demonstrated and maintained adequate housekeeping standards; the resident has a good overall record since living in public housing.

Transfer Request Procedure

Residents requesting to transfer to another unit or development are required to submit a written request for the transfer. The written request will include the reason for the transfer and must include documentation verifying the reason for the transfer request.

If the request is approved, the HA will notify the resident that their name has been placed on the transfer list for the location and/or bedroom size desired. If the request is denied, the family will be sent a letter stating the reason for denial, and offering the family an opportunity for an informal conference.

Security Deposits

The HA will charge the families for any damages to the previous unit that exceed that unit's security deposit. If the remaining balance left on the original security deposit, it will be applied to the new unit security deposit and the family must pay the balance due on the new unit security deposit at move-in date. Any charges due prior to move-out will be collected by the sending development; move-out charges will be posted to the new unit and will be collected by the receiving development.

The balance of a security deposit paid on the old unit will be transferred from the sending development to the receiving development in any damage or cleaning charges applicable to the old unit. The resident will be required to pay the balance due on the security deposit on the new unit at the time of move-in so that the security deposit is paid in accordance with HA policy.

The resident will be billed for any additional charges that exceed the security deposit at the sending development, which occur as a result of the resident moving out of the unit. The sending development is responsible for collecting any maintenance charges due to the HA.

C. RESIDENTS' RESPONSIBILITY

Residents are responsible for all moving costs related to their transfer, except in cases where the transfer is at the request of the HA. In the case of transfers due to threat of violence, the HA will determine on a case-by-case basis whether the residents shall be responsible for moving costs. Upon approval of the transfer, residents must complete their move within three calendar days.

The resident will be charged rent on both units until the keys from the old unit are turned into the HA.

## **Chapter8**

### **LEASEAGREEMENT**

**[24CFR966.4]**

#### **INTRODUCTION**

AllunitsmustbeoccupiedpursuanttoadwellingLeaseAgreementthatcomplieswithHUD's regulations[24CFRPart966].ThischapterdescribestheHA'spoliciespertainingto lease execution,termsofLeaseAgreement,securitydeposits,rentpayments,inspectionofunits,and additionstothelease.

#### **A. LEASEORIENTATION**

Uponexecutionofthelease,theHAwillconductaleaseorientationforalladultmembersofthe household. Thefamilymustattendanorientationbeforetakingoccupancyoftheunit.

Familieswillbeprovidedwiththefollowinginformationduringtheleaseorientation:

- AcopyoftheLeaseAgreement
- AcopyoftheHA'sleaseandgrievanceprocedure
- Acopyofthe HouseRules
- Acopyofthefullapplicationandsignedreleaseforms
- AcopyofParkingPolicy
- InformationonthePrivacyAct
- LeadBasedPaintInformation
- FairHousingBooklet
- AcopyoftheHA'sPetPolicy
- AscheduleofHAMaintenancecharges

Topicstobe discussedwillinclude,butarenotlimitedto:

- Applicabledepositsandothercharges
- ProvisionsoftheLease
- Orientationtothecommunity
- Unitmaintenanceandworkorders

#### **B. TERMOFLEASEAGREEMENT**

The initial term of the lease will be for 12 months. The lease will renew for a 12-month term unless good cause exists not to renew the lease.

#### C. EXECUTION OF LEASE

The lease shall be executed by the head of household, spouse, and all other adult members of the household, and by an authorized representative of the HA, prior to admission.

The head of household is the person who assumes legal and financial responsibility for the household and is listed on the application as head.

An appointment will be scheduled for the parties to execute the lease. One executed copy of the lease will be given to the resident, and the HA will retain one in the resident's file. The lease is incorporated into this policy by reference. The leased document will reflect current HA policies as well as applicable Federal, State and Local law.

The following provisions govern lease execution and amendments:

A lease is executed at the time of admission for all new residents.

A new lease is executed at the time of the transfer of a resident from one HA unit to another with a change in recertification date.

If, for any reason, any signer of the lease ceases to be a member of the household, the lease will be amended by drawing a line through the party's name and both parties will be required to initial and date the change.

The names and date of birth of all household members are listed on the lease at initial occupancy and on the Application for Continued Occupancy each subsequent year. Only those persons listed on the most recent certification shall be permitted to occupy a dwelling unit.

Changes to resident rents are made upon the preparation and execution of a "Notice of Rent Adjustment" by the HA, which becomes an attachment to the lease. Documentation will be included in the resident file to support proper notice.

Households that include a live-in attendant are required to execute a lease addendum authorizing the arrangement and describing the status of the attendant.

#### D. MODIFICATIONS TO THE LEASE

The HA may modify its form of lease from time to time, giving residents 30 days for an opportunity to comment on proposed changes and advance notice of the implementation of any changes.

Schedules of special charges and rules and regulations are subject to modification or revision. Residents will be provided at least thirty days written notice of the reason(s) for any proposed

modifications or revisions, and they will be given an opportunity to present written comments. Comments will be taken into consideration before any proposed modifications or revisions become effective.

A copy of such notices shall be posted in the central office, and at site management offices.

Any modifications of the lease must be accomplished by a written addendum to the lease and signed by both parties.

A resident's refusal to execute HA approved lease modifications, or those modifications required by HUD, is a material breach of the Lease Agreement and grounds for termination of tenancy.

#### E. ADDITIONS TO THE LEASE

Requests for the addition of a new member to the household must first be approved by the HA, prior to the actual move-in by the proposed new member.

Following receipt of a family's request to add a new member, the HA will conduct a pre-admission suitability review for those proposed household members over the age of 18. Only those members approved by the HA will be added to the lease.

Factors which may determine a pre-admission suitability review include, but are not limited to:

- In cases where the resident plans to marry and add his or her spouse to the lease;

- In cases where resident desires to add a new family member to the lease, and/or employ a live-in aide.

In addition, the HA may exercise its discretion to screen prospective household members under the age of 18 provided a parent or legal guardian signs consent to allow the HA to access the juvenile records of the child. Sources to be checked may include any of the following:

- School Records (attendance/behavior)

- Juvenile Probation/Court Records

- Police Records

Children born to a family member are not subject to screening for purposes of determining household additions.

Residents who fail to notify the HA of additions to the household, or who permit persons to join the household without undergoing screening are considered to have unauthorized occupants by the HA, and are in violation of the lease and subject to termination of tenancy [24 CFR 966.4(f)(3)].

#### F. LEASING UNITS WITH ACCESSIBLE OR ADAPTABLE FEATURES

[24 CFR 8.27(a)(1)(2) and (b)]

Before offering a vacant accessible unit to an on-disabled applicant, the HA shall offer such units:



First, to a current occupant of another unit of the same development, or other public housing developments under the HA's control, who has a disability that requires the special features of the vacant unit.

Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

Third, to an eligible qualified applicant on the waiting list who does not require the special features of the vacant unit.

The HA may require such applicant to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the applicant. This requirement will be a provision of the lease agreement.

## **B. UTILITY SERVICES**

Residents are responsible for direct payment of utilities. Residents must abide by any and all regulations of the specific utility company, including regulations pertaining to advance payments of deposits. Failure to maintain utility services during tenancy is a lease violation and grounds for termination of tenancy.

If there is a utility reimbursement payment, the HA may pay the utility reimbursement payment directly to the utility provider and will notify family of the action.

## **C. SECURITY DEPOSITS**

New residents must pay a security deposit to the HA at the time of admission.

### **Mixed Population (elderly/disabled) Developments :**

The Security Deposit is the greater of the applicant's TTP or \$75 for mixed population (elderly/disabled) developments.

The HA will hold the security deposit for the period the resident occupies the unit.

The HA will refund to the resident the amount of the security deposit, less any amount needed to pay the cost of:

Unpaid Rent;

Damages listed on the Move-Out Inspection Report that exceed normal wear and tear;

Other charges under the Lease.

The HA will refund the Security Deposit less any amounts owed, as required by California State Law, within 21 days, following move out and resident's notification of new address.

The HA will provide the resident or designee identified above with a written list of any charges against the security deposit. If the resident disagrees with the amount charged to the security deposit, the HA will provide a meeting to discuss the charges.

The resident must leave the dwelling unit in a clean and undamaged (beyond normal wear and tear) condition and must furnish a forwarding address to the HA. All keys to the unit must be returned to the Management upon vacating the unit.

The HA will not use the security deposit for payment of rent or other charges while the resident is living in the unit.

If the resident transfers to another unit, the HA will refund the security deposit, less damages, and collect a new deposit, using the current information regarding Total Tenant Payment. If applicable, the resident will be informed of the new deposit amount. However, the new deposit will not be collected until the old deposit (if any) is refunded.

#### I. RENT PAYMENTS

The tenant rent is due and payable at the HA-designated location on the first day of every month. If the first day falls on a weekend or holiday, the rent is due and payable on the first business day thereafter.

If the HA does not receive payment by the fifth day of the month, a notice to pay rent or quit will be served on the resident.

#### J. FEES AND NONPAYMENT PENALTIES

If the resident fails to make payment by 5 p.m. on the fifth day of the month, a late fee as set forth in the lease will be charged.

#### K. SCHEDULES OF MAINTENANCE CHARGES

A schedule of charges for maintenance services and repairs which is incorporated into the lease by reference shall be publicly posted in a conspicuous manner in the management office.

#### L. INSPECTIONS OF PUBLIC HOUSING UNITS

##### Move-In Inspections

The HA and the family will inspect the premises prior to occupancy of the unit in order to determine the condition of the unit and equipment in the unit. A copy of the initial inspection, signed by the HA and the resident, will be kept in the resident file.

##### Annual Inspections

The HA will inspect all units annually using HUD's minimum Housing Quality Standards (HQS) as a guideline. (Effective October 1, 2001, the HA will inspect all units annually using HUD's Uniform Physical Condition Standards as a guideline.)

Residents who "fail" the inspection due to housekeeping or resident-caused damages will be given 10 calendar days to correct noted items. The HA will schedule a follow-up inspection to verify that the resident corrected the deficiencies.

Residents will be issued a copy of the inspection report with required corrections.

All inspections will include a check of all smoke alarms to ensure proper working order.

Inspection report will indicate whether required corrections are to be charged to the resident or covered by the HA.

Damages beyond "normal wear and tear" will be billed to the resident.

### Quality Control Inspections

The HA will conduct periodic quality control inspections to determine the condition of the unit and to identify problems or issues in which the HA can be of service to the family and to assure that repairs were completed at an acceptable level of craftsmanship and within an acceptable time frame.

The HA will conduct quality control inspections on 10% of all units.

### Special Inspections

The HA may conduct a special inspection for housekeeping, unit condition, or suspected lease violation every 30 days for one year.

HUD representatives or local government officials may review HA operations periodically and as a part of their monitoring may inspect a sampling of the HA's inventory.

### Vacate Inspections

The HA Inspection Department will access the Vacate Report prepared by the HA and will perform a move-out inspection when the family vacates the unit, and will encourage the family to participate in the move-out inspection.

The purpose of this inspection is to determine necessary maintenance and whether there are damages that exceed normal wear and tear. The HA will determine if there are resident-caused damages to the unit. Resident-caused damages may affect part or all of the family's security deposit.

The move-out inspection also assists the HA in determining the time and extent of the preparation and repairs necessary to make the unit ready for the next resident.

### Emergency Inspections

The HA may initiate an emergency inspection report to generate a work order if they believe that an emergency exists in the unit. In addition, the HA may conduct an emergency inspection without a work order and generate a work order after the inspection has been conducted (see Entry of Premises Notice in this chapter.) Repairs are to be completed within 24 hours from the time the work order is issued.

### Emergency Repairs to Be Completed in Less than 24 Hours

The following items are to be considered emergency in nature and require immediate (less than 24 hour) response:

Lock-out (with proper identification of resident)

Broken lock that affects unit security

Broken window glass that affects unit security, is a cutting hazard, or occurs within inclement weather (to be secured or abated)

Escaping gas

Plumbing leaks that have the capacity to create flooding or caused damage to the unit

Natural gas leaks or smells of fumes

Backed-up sewage

Electrical hazard or electrical failure

Roof leaks (depending on circumstances)

Smoke detector malfunction/destruction

Elevator operation

HVAC malfunction (depending on unit and circumstances, e.g., weather)

Defective stairs, handrails, guardrails/support apparatus

Residents who disengage smoke detectors for convenience purposes may be cited as being in violation of their lease agreement with the HA.

### Entry of Premises Notices

The HA will give 24 hour advance written notice prior to entering the unit for non-emergency inspections or repairs. Non-emergency entries to the unit will be made during reasonable hours of the day. For emergency inspections or repairs, no advance notice is required for the HA to enter the unit.

An adult family member must be present in the unit during the inspection or repair if there are children present in the unit.

If no person is at home, the HA will enter the unit and conduct the inspection or repairs.

If no one is in the unit, the HA will leave a written notice to the resident explaining the reason the unit was entered and the date and time.

Where the HA is conducting regular annual examinations of its housing units, the family will receive at least thirty days advance notice of the inspection to allow the family to prepare and be able to pass the inspection.

The HA reserves the right to enter a unit, subject to the applicable notice, under the following conditions:

- Inspections and maintenance
- To make improvements and repairs
- To show the premises for leasing
- In cases of emergency

#### Non-Inspection Emergency Entry

The HA staff will allow access to the unit to proper authorities when issues of health or safety of the resident are concerned.

#### Family Responsibility to Allow Inspection

It is a violation of the Lease Agreement for the resident to refuse to allow entry to the unit for the reasons set forth in this ACOP.

#### Housekeeping Citations

Residents who “fail” an inspection due to housekeeping will be issued a Housekeeping Citation, and an inspection will be conducted within 10 calendar days by HA staff. Should the resident “fail” the reinspection, the HA will conduct a unit inspection every thirty (30) days for a twelve (12) month period.

Should the family fail to comply with the reinspection, it can be a material breach of the lease and grounds for termination of tenancy.

More than one citation issued to a family who has purposely and for convenience disengaged the unit’s smoke detector will be considered a violation of the lease.

#### Resident Damages

Repeated failed inspections or damages to the unit beyond normal wear and tear may constitute serious or repeated lease violations.

“Beyond normal wear and tear” is defined as items that could be charged against the resident’s security deposit under state law.

## M. VISITOR POLICY

Residents shall obtain HA management written approval for the presence of any person not identified in the lease as a member of the resident's household who occupies the unit for over ten consecutive days or a total of 14 days within a twelve month period.

Absence of evidence of any other address will be considered verification that the visitor is an unauthorized household member.

The HA will consider:

Statements from neighbors and/or HA staff

Vehicle license plate verification

Post Office records

Driver's license verification

Law enforcement reports

Credit reports

Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary shall be construed as permanent residence.

The burden of proof that the individual is a visitor rests on the family. In the absence of such proof, the individual will be considered an unauthorized member of the family and the HA may terminate the family's lease since prior approval was not requested for the addition.

In a joint custody arrangement, if the minor is in the household less than 90 days per year, the minor will be considered to be an eligible visitor and not a family member. If both parents reside in Public Housing, only one parent shall be able to claim the child for deductions and for determination for the occupancy standards.

## N. HOME OCCUPATIONS

The HA in its sole discretion, may authorize a unit to be used as a place for conducting a home occupation; provided that the unit is used primarily as a place of residence and the following conditions are met to assure that the use of the unit is consistent with residential use and will not disturb the peaceful enjoyment of the premises by other residents.

### Criteria for Home Occupations

1. No construction, structural alteration or addition to the unit shall be permitted;
2. Not more than one room in a unit shall be used in connection with the home occupation;
3. No special equipment or facilities other than furnishings, small tools, and hand-carried or light office machines shall be installed or utilized;

4. No persons other than residents of the unit shall work on the premises in connection with the home occupation;
5. There shall be no traffic to or from the unit by customers, salesmen, repairmen, service vehicles, deliverymen, messengers or others beyond the amount of such traffic generally incidental to residential uses;
6. No sound created by the operation of the home occupation shall raise the noise to a level which disturbs the neighbors or the housing complex;
7. No hazardous or offensive materials shall be stored or utilized;
8. No sign shall be displayed which in any way indicates the presence of a nonresidential activity;
9. There shall be no evidence of nonresidential activity visible from any point beyond the immediate premises where the home occupation is located;
10. Storage of goods and materials not associated with residential uses shall be limited and shall not create a safety or health impact such as, but not limited to, fire safety or blockage of passageways;
11. Sale of firearms shall be prohibited.



## Chapter9

### PETPOLICY —ELDERLY/DISABLEDDEVELOPMENTS

[24CFR5.309]

#### INTRODUCTION

The purpose of this policy is to establish the HA's policy and procedures for ownership of common household pets in elderly and disabled developments and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

This policy changes provisions previously applicable to elderly/disabled developments. Only residents who had pets prior to or before the effective date of the revised Pet Policy are allowed to keep pets providing they have adhered to the terms of the Pet Agreement —Addendum to Lease Agreement.

#### Animals That Assist Persons with Disabilities

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify that:

There is a person with disabilities in the household; and

The animal has been trained to assist with the specified disability.

#### A. HA APPROVAL OF PETS

All pets must be approved in advance by the HA.

Pets must meet the HA's pet standards and the tenant and the PHA must enter into a Pet Agreement.

#### A. PET STANDARDS

B.

#### Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Residents are not permitted to have more than two (2) common household pets.

1. Dogs

Maximum number: 1

Maximum adult weight: 30 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit.

2. Cats

Maximum number: 2

Must be a household cat

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately.

3. Birds

Maximum number: 3

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: (10 gallons)

Must be maintained on an approved stand

5. Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT "common household pets":

Domesticated dogs that exceed thirty pounds (Animals certified to assist the disabled are exempt from the weight limitation.)

Vicious or intimidating pets (Dog breeds including pit bull, rottweiler, chow, boxer or Doberman are considered vicious or intimidating breeds and are not allowed.)

Wild, feral, or any other animal that are not amenable to routine human handling

Any poisonous animals of any kind

Fish in a aquarium exceeding ten gallons in capacity

Non-human primates

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit

Pot-bellied pigs

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans

Snakes or other kinds of reptiles

### C. REGISTRATION OF PETS

Pets must be registered with the HA ten (10) days before they are brought onto the premises. Registration includes certificates signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual recertification.

Each pet owner must provide a color photograph of their pet(s) and display a "Pet Here" sticker, provided by the HA, which will be displayed on the front door of the unit at all times.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

### RefusalToRegisterPets

If the HA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The HA will refuse to register a pet if:

The pet is not a “common household pet” as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The HA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet’s temperament and behavior may be considered a factor in determining the pet owner’s ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

### D. PET AGREEMENT

Residents who have been approved to have a pet must adhere to the following rules:

1. Agree that the resident is responsible and liable for all damages caused by their pet(s).
2. No animals may be tethered or chained inside the dwelling unit.
3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.
4. All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of \$50. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.
5. Litter boxes shall be stored inside the resident’s dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.
6. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come into contact with treated animals.
7. All complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.

8. Deceased pets shall be properly disposed by Los Angeles County Animal Control Services where applicable and shall not be disposed on Housing Authority property.
9. The right of management to enter dwelling unit upon receipt of notice from the HA.
10. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating an nuisance.
11. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the HA accepts no responsibility for pets so removed.
12. Failure to abide by any animal -related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

E. DESIGNATION OF PET/NO -PET AREAS

The following areas are designated no -pet areas: HA playgrounds, management offices, community centers, and recreation center areas.

F. FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit of \$75.00 per unit for the purpose of defraying all reasonable costs directly attributable to the presence of a pet (or pets). The deposit fees shall not apply to birds and fish.

The HA will refund the Pet Deposit to the resident, less any damage caused by the pet(s) to the dwelling unit, upon removal of the pet or the owner from the unit.

The HA will provide the resident or designee identified above with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the HA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the HA as a result of damages directly attributable to the presence of the pet(s) in the dwelling unit will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the development if applicable.

G. ALTERATIONSTO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Single bedroom dwelling units are limited to no more than two pets of any kind.

H. ADDITIONAL REQUIREMENTS

Pet owners must take precautions to eliminate pet odors.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or others such activities.

Residents shall not feed stray animals; doing so, or keeping stray or unregistered animals will be considered having a pet without permission.

I. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$50 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 24 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s).

In the event the resident relocates to non-HA owned property (such as a privately owned apartment complex or hotel) at the request of the HA to complete emergency repairs to the resident's unit and/or complete modernization and/rehabilitation activities, the residents shall have the responsibility for the board and care of their pet(s) during the duration of the resident's relocation to non-HA-owned property.

#### K. RESPONSIBLE PARTIES

The resident will provide the following information when registering their pet(s): Name, address and telephone number of the veterinarian who will be providing regular care for the pet(s); name of the adult household member who will be primarily responsible for animal care; name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance when left alone; contact information for a non-household member who will respond to emergency situations regarding the pet(s) in question.

#### L. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements that a resident/pet owner has violated the Pet Rule Policy, the HA will serve a 30 -Day Notice to Cure or Quit.

#### M. NOTICE FOR PET REMOVAL

If the resident/pet owner and the HA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the HA, the HA may serve notice to remove the pet. The Notices shall contain:

A brief statement of the factual basis for the HA's determination of the Pet Rule that has been violated; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

#### N. TERMINATION OF TENANCY

The HA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time periods specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

O. PETREMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets that are poorly cared for or have been left unattended for over 24 hours.

If the responsible party is unwilling or unable to care for the pet, or if the HA after reasonable efforts cannot contact the responsible party, the HA may contact the appropriate State or local agency and request the removal of the pet.

P. EMERGENCIES

The HA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.



## Chapter 10

### STANDARDS FOR CONTINUED OCCUPANCY AND RECERTIFICATIONS

[24CFR 5.613, 24CFR 5.61524; 24CFR Part 960, Subpart C]

#### INTRODUCTION

This chapter defines the HA's policy for conducting annual recertifications. It also explains the interim reporting requirements for families, and the standards for continued occupancy.

#### A. ELIGIBILITY FOR CONTINUED OCCUPANCY

Residents who meet the following criteria will be eligible for continued occupancy:

Qualify as a family as defined in this policy;

Are in full compliance with the obligations and responsibilities described in the lease agreement;

For family members ages six years and older, have submitted their Social Security numbers (or have certification on file that they do not have a Social Security number);

For family members who have submitted required citizenship/eligible immigration status/noncontending documents.

#### B. ANNUAL RECERTIFICATION

In order to be recertified, families are required to provide current and accurate information on income, assets, allowances and deductions, and family composition. Families are required to report and certify this information by completing a Personal Declaration with the HA.

Families who choose flat rent are to be recertified every three years. For families who move in on the first of the month, the annual recertification will be completed within 12 months of the anniversary of the move-in date. (Example: If family moves in August 1, the annual recertification will be conducted to be effective on August 1, the following year.)

For families who move in during the month, the annual recertification will be completed no later than the first of the month in which the family moved in, the following year. (Example: If family moves in August 15, the effective date of the next annual recertification is August 1.)

When families move to another dwelling unit an annual recertification will be conducted and the

anniversary date will be changed, but under no circumstances shall the annual recertification take place later than twelve months.

### Recertification Notice to the Family

All families will be notified of their obligation to recertify by first class mail. The notification shall be sent at least 120 days in advance of the anniversary date. If requested as an accommodation by a person with a disability, the HA will provide the notice in an accessible format. The HA will also mail the notice to a third party, if requested as reasonable accommodation for a person with disabilities. These accommodations will be granted upon verification that they meet the need presented by the disability.

During recertification, the HA staff shall explain family choice of income-based or flat rent, with an estimate of what the income-based rent would be and a statement of what the flat rent is.

The family will indicate whether the family chooses income-based or flat rent by checking the appropriate box on the document, and signing the document. The document will be retained in the resident's file.

### Methodology

If the family chooses income-based rent, or if the family has paid the flat rent for three (3) years, the HA will schedule the specific date and time of appointments in the written notification to the family.

### Persons with Disabilities

Persons with disabilities, who are unable to come to the HA's office will be granted an accommodation of conducting the interview at the person's home/by mail/hospital, upon verification that the accommodation requested meets the need presented by the disability.

### Collection of Information

The family is required to complete the Personal Declaration form.

### Requirements to Attend

All adult family members will be required to attend the recertification interview and sign the Personal Declaration for continued occupancy.

If the head of household is unable to attend the interview the appointment will be rescheduled.

### Failure to Respond to Notification to Recertify

The written notification will explain which family members are required to attend the recertification interview. The family may call to request another appointment date up to five calendar days prior to the interview.

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with the HA, the HA will reschedule a second appointment.

Exceptions to these policies may be made by the Property Supervisor if the family is able to document an emergency situation that prevented them from canceling or attending the appointment.

### Documents Required from the Family

In the notification letter to the family, the HA will include instructions for the family to bring the following:

Documentation of income for all family members

Documentation of liquid and non-liquid assets

Documentation to substantiate any deductions or allowances

Personal Declaration Form completed and signed by all adult family members

### Verification of Information

All information which affects the family's continued eligibility for the program, and the family's Total Tenant Payment (TTP) will be verified in accordance with the verification procedures and guidelines described in this Policy. Verifications used for recertification must be less than 120 days old. All verifications will be placed in the file, which has been established for the family.

When the information has been verified, it will be analyzed to determine:

The continued eligibility of the resident as a *family* or as the *remaining member* of a family;

The unit size required by the family;

The amount of rent the family should pay.

### Changes in the Tenant Rent

If there is any change in rent, including change in family's choice in rent, the lease will be amended, or a new lease will be executed, and a Notice of Rent Adjustment will be issued [24CFR 966.4(c)].

### Tenant Rent Increases

If tenant rent increases, a thirty-day notice will be mailed to the family prior to the anniversary date.

If less than thirty days are remaining before the anniversary date, the tenant rent increase will be effective on the first of the second month following the thirty-day notice.

If there has been a misrepresentation or a material omission by the family, or if the family causes a delay in the recertification processing, there will be a retroactive increase in rent to the anniversary date.

### Tenant Rent Decreases

If tenant rent decreases, it will be effective on the anniversary date.

If the family causes a delay so that the processing of the recertification is not complete by the anniversary date, rent change will be effective on the first day of the month following completion of the recertification processing by the HA.

### C. REPORTING INTERIM CHANGES

Families must report all changes in household composition to the HA between annual recertifications. This includes additions due to birth, adoption and court-awarded custody. The family must obtain HA approval prior to all other additions to the household.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified prior to the approval by the HA of the family member being added to the lease.

### D. INTERIM RECERTIFICATION POLICY

#### Increases in Income to Be Reported

Families that select to pay flat rent are not required to report increases in income or assets.

If families elect to pay income-based rent, the family must report any of the following factors which could result in an increase in rent:

- Receipt of a deferred payment in a lump sum which represents the delayed start of a periodic payments such as unemployment or social security benefits.
- Change in family (which could either provide additional income to the household or reduce the deductions and allowances for which the family qualifies).
- A change of source of income, such as moving from welfare benefit to employment income.

Any other changes reported by residents electing to pay income-based rent, other than those listed above, will not be processed between regularly scheduled annual recertifications.

#### Increases in Income and Rent Adjustments

The HA will not process rent adjustments resulting from any increase in income until the next regularly scheduled recertification, other than when a new member joins the household.

#### Decreases in Income and Rent Adjustments

Residents may report a decrease in income and other changes, such as an increase in allowances or deductions, which would reduce the amount of the total tenant payment.

Decreases in the tenant portion of the rent will be effective the first day of the month following the month in which the change occurs or following the month in which the HA was notified, whichever comes later.

E. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS

The HA will not reduce the public housing rent for families whose welfare assistance is reduced due to a "specified welfare benefit reduction," which is a reduction in welfare benefits due to:

Fraud by a family member in connection with the welfare program; or

Noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

A "specified welfare benefit reduction" does not include a reduction of welfare benefits due to:

The expiration of a lifetime time limit on receiving benefits; or

A situation where the family has complied with welfare program requirements but cannot or has not obtained employment, such as:

The family has complied with welfare program requirements, but the durational time limit, such as a cap on the length of time a family can receive benefits, causes the family to lose their welfare benefits.

Noncompliance with other welfare agency requirements.

Definition of "Covered Family"

A household that receives benefits for welfare or public assistance from a State or public agency program which requires, as a condition of eligibility to receive assistance, the participation of a family member in an economic self-sufficiency program.

Definition of "Imputed Welfare Income"

The amount of annual income, not actually received by a family, as a result of a specified welfare benefit reduction, that is included in the family's income for purposes of determining rent.

The amount of imputed welfare income is determined by the HA, based on written information supplied to the HA by the welfare agency, including:

The amount of the benefit reduction

The term of the benefit reduction

The reason for the reduction

Subsequent changes in the term or amount of benefit reduction

Imputed welfare income will be included at annual and interim recertifications during the term of reduction of welfare benefits.

The amount of imputed welfare income will be offset by the amount of additional income a family receives that begins after the sanction was imposed. When additional income is at least equal to the imputed welfare income, the imputed income will be reduced to zero.

If the family was not an assisted resident of public housing when the welfare sanction began, imputed welfare income will not be included in annual income.

#### Verification Before Denying a Request to Reduce Rent

The HA will obtain written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance before denying the family's request for rent reduction.

The HA will rely on the welfare agency's written notice to the HA regarding welfare sanctions.

#### Cooperation Agreements

The HA has an unwritten cooperation agreement in place with the local welfare agency which assists the HA in obtaining the necessary information regarding welfare sanctions.

The HA has taken a proactive approach to culminating an effective working relationship between the HA and the local welfare agency for the purpose of targeting economic self-sufficiency programs throughout the community that are available to public housing residents.

The HA and the local welfare agency have mutually agreed to notify each other of any economic self-sufficiency and/or other appropriate programs or services that would benefit public housing residents.

#### Family Dispute of Amount of Imputed Welfare Income

If the family disputes the amount of imputed income and the HA denies the family's request to modify the amount, the HA will provide the resident with a notice of denial, which will include:

An explanation for the HA's determination of the amount of imputed welfare income

A statement that the resident may request a grievance hearing

If the resident requests a grievance hearing, the resident is not required to pay an escrow deposit pursuant to 966.55(e) for the portion of tenant rent attributable to the imputed welfare income.

## F. OTHER INTERIM REPORTING ISSUES

An interim recertification will be scheduled for families with zero income every 90 days.

Any changes reported by residents other than those listed in this section will not be processed between regularly scheduled annual recertifications.

### HA Errors

If the HA makes a calculation error at admission to the program or at an annual recertification, an interim recertification will be conducted to correct the error. If the family had been undercharged as a result of the calculation error, the family will not be charged retroactively. If the family had been overcharged as a result of the calculation error, the family will receive a rent credit retroactively.

## G. TIMELY REPORTING OF CHANGES IN INCOME (AND ASSETS)

### Standard for Timely Reporting of Changes for Reexaminations and Interims

The HA requires that families report changes, such as change in family composition, to the HA within ten calendar days of when the change occurs. Any information, document or signature needed from the family needed to verify the change must be provided within three calendar days of the reported change.

If the change is not reported within the required time period, or if the family fails to provide signatures, certifications or documentation, (in the time period requested by the HA), it will be considered untimely reporting.

### Procedures When the Change Is Reported in a Timely Manner

The HA will notify the family of any changes in Tenant Rent to be effective according to the following guidelines:

Increases in the Tenant Rent are effective on the first of the month following at least thirty days' notice. It is the HA's policy to not process interim increases in Tenant Rent between regular annual recertifications if the increase in rent is due to additional income to the household, as long as the family has reported the additional income within the ten calendar day reporting period.

Decreases in the Tenant Rent are effective the first of the month following the month in which the change is reported.

#### Procedures When the Change Is Not Reported by the Tenant in a Timely Manner

If the family does not report the change as described under Timely Reporting, the family will have caused an unreasonable delay in the interim or annual recertification processing and the following guidelines will apply:

Increase in Tenant Rent will be effective retroactive to the date the increase in income became effective. The family will be liable for any underpaid rent, and may be required to sign a Repayment Agreement. The Repayment Agreement will require that the family pay an initial lump sum (in an amount determined by the HA) with the remaining balance to be paid in equal payments over a period of time not to exceed 12 months for amounts under \$2400 or 24 months for any amount in excess of \$2400.

Decrease in Tenant Rent will be effective on the first of the month following completion of processing by the HA and not retroactively.

#### Procedures When the Change Is Not Processed by the HA in a Timely Manner

“Processed in a timely manner” means that the change goes into effect on the date it should when the family reports the change and provides all information, documents and sign a return in a timely manner. If the change cannot be made effective on that date, the change is not processed by the HA in a timely manner.

Therefore, an increase will be effective after the required thirty days’ notice prior to the first of the month after completion of processing by the HA.

If the change resulted in a decrease, the overpayment by the family will be calculated retroactively to the date it should have been effective, and the family will be credited for the amount.

#### H. REPORTING OF CHANGES IN FAMILY COMPOSITION

The members of the family residing in the unit must be approved by the HA. The family must inform the HA and request approval of additional family members other than additions due to birth, adoption, court-awarded custody before the new member occupies the unit.

All changes in family composition must be reported within ten calendar days of the occurrence in writing.

If an adult family member is declared permanently absent by the head of household, the notice must contain certification by the head of household [or spouse] that the member (whom may be the head of household) removed is permanently absent.



### Increase in Family Size

The HA will consider a unit transfer (if needed under the Occupancy Guidelines) for addition to the family in the following cases:

Addition by marriage or marital -type relation

Addition of a minor who is a member of the nuclear family who had been living elsewhere

Addition of a HA -approved live-in attendant

Addition of any relation of the Head or Spouse

Addition due to birth, adoption or court -awarded custody

If a change due to birth, adoption, court -awarded custody, or need for a live-in attendant requires a larger size unit due to overcrowding, the change in unit size shall be made effective upon availability of an appropriately sized unit.

### Definition of Temporarily/Permanently Absent

The HA must compute all applicable income of every family member who is on the lease, including those who are temporarily absent.

Income of persons permanently absent will not be counted. If the spouse is temporarily absent and in the military, all military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exception to military pay HUD may define) is counted as income.

It is the responsibility of the head of household to report changes in family composition. The HA will evaluate absences from the unit in accordance with this policy.

### Absence of Entire Family

These policy guidelines address situations when the family is absent from the unit, but has not moved out of the unit. In cases where the family has moved out of the unit, the HA will terminate tenancy in accordance with the appropriate lease termination procedures contained in this Policy.

Families are required to notify the HA before they move out of a unit in accordance with the lease and to give the HA information about any family absence from the unit.

“Absence” means that no family member is residing in the unit.

In order to determine if the family is absent from the unit, the HA may:

- Conduct a home visit
- Write letters to the family at the unit
- Post letters on exterior door
- Telephonethe family at the unit
- Interview neighbors
- Verify if utilities are in service
- Check with Post Office for forwarding addresses
- Contact emergency contact

If the entire family is absent from the unit, with HA permission, for more than 90 consecutive days, whether or not rent has been paid, the unit will be considered to be vacant and the HA will terminate tenancy.

As a reasonable accommodation for a person with a disability, the HA may approve an extension. (See Absence Due to Medical Reasons for other reasons to approve an extension.) During the period of absence, the rent and other charges must remain current.

#### Absence of Any Member

Any member of the household will be considered permanently absent and removed from the lease if s/he is away from the unit for 90 days in a 12-month period except as otherwise provided in this chapter.

#### Absence Due to Medical Reasons

If any family member leaves the household to enter a facility such as hospital, nursing home, or rehabilitation center, the HA will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered permanently absent. If the verification indicates that the family member will return in less than 90 consecutive days, the family member will not be considered permanently absent, as long as rent and other charges remain current.

If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with the HA's "Absence of Entire Family" policy.

#### Absence Due to Incarceration

If the sole member is incarcerated for more than 90 consecutive days, s/he will be considered permanently absent. Any member of the household, other than the sole member, will be considered permanently absent if s/he is incarcerated for 90 consecutive days. The rent and other charges must

remain current during this period.

## Foster Care and Absences of Children

If the family includes a child or children temporarily absent from the home due to placement in foster care, the HA will determine from the appropriate agency when the child/children will be returned to the home.

If the time period is to be greater than 180 days from the date of removal of the child(ren), the family will be required to move to a smaller size unit. If all children are removed from the home permanently, the unit size will be reduced in accordance with the HA's occupancy guidelines.

## Absence of Adult

If neither parent remains in the household and the appropriate agency has determined that another adult is to be brought into the assisted unit to care for the children for an indefinite period, the HA will treat that adult as a visitor for the first 90 calendar days. This will be noted as an exception to the HA's Visitor Policy.

If by the end of that period, court-awarded custody or legal guardianship has been awarded to the caretaker, and the caretaker qualifies under Tenant Suitability criteria, the lease will be transferred to the caretaker.

If the court has not awarded custody or legal guardianship, but the action is in process, the HA will secure verification from social services staff or the attorney as to the status.

The HA will transfer the lease to the caretaker, in the absence of a court order, if the caretaker qualifies under the Tenant Suitability criteria and has been in the unit for more than 90 days and it is reasonable to expect that custody will be granted.

When the HA approves a person to reside in the unit as a caretaker for the child(ren), the income of the caretaker should be counted pending a final disposition. The HA will work with the appropriate service agencies to provide as smooth a transition in these cases.

If a member of the household is subject to a court order that restricts him/her from the home for more than 90 days, the person will be considered permanently absent.

If an adult child goes into the military and leaves the household, they will be considered permanently absent.

Full time students who attend school away from the home and live with the family during school recess will be considered temporarily absent from the household.

I. REMAINING MEMBER OF RESIDENT FAMILY — RETENTION OF UNIT

To be considered the remaining member of the resident family, the person must have been previously approved by the HA to be living in the unit and must have signed the lease.

A live-in attendant, by definition, is not a member of the family and will not be considered a remaining member of the family.

A reduction in family size may require a transfer to an appropriate unit size per the Occupancy Standards.

J. CHANGES IN UNIT SIZE

The HA shall grant exceptions from the occupancy standards if the family requests and the HA determines the exceptions are justified according to this policy.

The HA will consider the size of the unit and the size of the bedrooms, as well as the number of bedrooms, when an exception is requested.

(Reference chapter on Occupancy Standards.)

K. CONTINUANCE OF ASSISTANCE FOR “MIXED” FAMILIES

Under the Non-Citizens Rule, “mixed” families are families that include at least one citizen or eligible immigrant and any number of ineligible members.

“Mixed” families who were participants on June 19, 1995, shall continue receiving full assistance if they meet the following criteria:

The head of household, co-head or spouse is a U.S. citizen or has eligible immigrant status;  
AND

The family does not include any ineligible immigrants other than the head or spouse, or parents or children of the head, co-head or spouse.

Mixed families who qualify for continued assistance after 11/29/96 may receive prorated assistance only.

If the mixed families do not qualify for continued assistance, the member(s) that cause the family to be ineligible for continued assistance may move, or the family may choose prorated assistance (See chapter titled “Factors Related to Total Tenant Payment Determination”). The HA may no longer offer temporary deferral of termination (see chapter on Lease Terminations).

**Chapter11**  
**LEASETERMINATIONS**  
**[24CFR966.4]**

**INTRODUCTION**

The HA may terminate tenancy for a family based on the resident's action(s) or failure to act in accordance with HUD regulations [24CFR966.4(l)(2)], and the terms of the Lease Agreement. This chapter describes the HA's policies for notification of lease termination and provisions of the Lease Agreement.

**A. TERMINATION BY RESIDENT**

The resident may terminate their Lease Agreement by providing the HA with a written thirty-day advance notice as defined in the Lease Agreement.

**B. TERMINATION BY HA**

The lease may be terminated at any time by the HA who shall give written notice for serious or repeated violation of the terms of the lease, such as, but not limited to:

Nonpayment of rent or other charges due under the Lease, or chronic late payment of rent (3 times in 12 months is considered chronic)

Failure to provide timely and accurate statements of income, assets, expenses and family composition at Admission, Interim, Special or Annual Rent Recertifications

Assignment or subleasing of the premises or providing accommodation for boarders or lodgers

Use of the premises for purposes other than solely as a dwelling unit for the Resident and Resident's household as identified in this Lease, except as approved by the HA for a home based occupation

Failure to abide by reasonable rules made by the HA for the benefit and well being of the housing development and the Residents

Failure to abide by applicable building and housing codes materially affecting health or safety

Failure to dispose of garbage waste and rubbish in a safe and sanitary manner

Failure to use electrical, plumbing, sanitary, heating, ventilating, air conditioning and other equipment, including elevators, in a safe manner

Acts of destruction, defacement or removal of any part of the premises, or failure to cause guests to refrain from such acts

Failure to pay reasonable charges (other than for normal wear and tear) for the repair of damages to the premises, development buildings, facilities, equipment, or common areas

#### Criminal activity

Residents must refrain from and ensure that household members and guests refrain from engaging in drug-related and/or violent criminal activity on or within 1000 feet of the housing development premises. The illegal manufacture, sale, distribution or use of, or possession with the intent to manufacture, sell, distribute or use, a controlled substance constitutes a drug-related criminal activity. Residents on or within 1000 feet of housing development premises and having a controlled substance in his/her system are in violation of the lease. Committing any of the above acts is a material breach of the lease and may result in termination of tenancy on three days notice.

Alcohol abuse that the HA determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents

Non-compliance with Non-Citizen requirements

Physically or verbally abusive behavior toward residents and/or HA staff

Other good cause

### C. NOTIFICATION REQUIREMENTS

The HA's written notice of lease termination will state the reason for the proposed termination, the date of termination, and the rights and protections afforded the resident by the regulations and this policy. (See chapter on Grievances and Hearings.)

Notices of lease termination shall be in writing and delivered to resident or adult member of the household or posted on the unit; and in all cases sent by first class mail addressed to the resident at the unit.

#### Timing of the Notice

If the HA terminates the lease, written notice will be given as follows:

Fourteen (14) calendar days in the case of failure to pay rent;

Three (3) calendar days for drug-related criminal activity, or criminal activity when the

health or safety of other residents or HA employees is threatened;

Thirty (30) calendar days in all other cases.

Following the eviction for drug -related criminal activity, the HA shall notify the Post Office that mail should no longer be delivered to the person who was evicted for drug -related criminal activity.

#### D. CRIMINAL ACTIVITY

The HA shall terminate the lease if any family member is convicted of manufacturing or producing methamphetamine on the premises of the housing development in violation of any Federal or State law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and grounds.

The HA may terminate the lease in cases where the HA determines there is reasonable cause to believe that a family member, or a guest of a family member, is illegally using a controlled substance or engages in drug -related criminal or violent criminal activity. The same will apply if it is determined that a family member, or a guest of a family member, abuses alcohol in a way that interferes with the health, safety or right to peaceful enjoyment of the premises by other residents. This includes cases where the HA determines that there is a pattern of illegal use of controlled substances or a pattern of alcohol abuse.

The HA will consider the use of a controlled substance or alcohol to be a "pattern" if there is three or more incidents in the previous 12 -month period.

"Engages in" drug related criminal or violent criminal activity means any act by a family member, or guest of a family member, which involved drug -related criminal or violent criminal activity which may or may not have resulted in the arrest and/or conviction of the family member, or guest of a family member.

In evaluating whether to terminate the lease, the HA will give fair consideration to the seriousness of the activity, and/or likelihood of favorable conduct in the future (including evidence of rehabilitation).

The HA will also consider whether:

The person demonstrates successful completion of a credible rehabilitation program approved by the HA, and is willing to continue in a supportive program approved by the HA; or

The individual involved in drug -related criminal activity is no longer in the household due to incarceration.

If the HA determines not to terminate the lease, and permit continued occupancy, the HA may require the family accept imposed conditions such as that the involved family member(s ) does not reside in or visit the unit. The HA will consider evidence that the person is no longer in the household such as a divorce decree/incarceration/death/copy of a new lease for the person including the owner's telephone number and address/or other substantiating evidence.

#### E. TERMINATIONS DUE TO INELIGIBLE IMMIGRATION STATUS [24 CFR 5.514]

Families who were participants on June 19, 1995, but are ineligible for continued assistance due to the ineligible immigration status of all members of the family, or because a "mixed" family chooses not to accept proration of assistance, were eligible for temporary deferral of termination of assistance to permit the family additional time for transition to affordable housing.

Deferrals may have been granted for intervals not to exceed six months, up to an aggregate maximum of three years for deferrals granted prior to 11/29/96 or up to 18 months if granted after 11/29/96.

However, due to the timeframe applicable to the deferral period, current families are no longer eligible for deferral after termination of assistance.

If the HA determines that a family member has knowingly permitted an ineligible individual to reside in the family's unit on a permanent basis, the family's assistance will be terminated for 24 months. This provision does not apply to a family if the eligibility of the ineligible individual was considered in calculating any proration of assistance provided for the family.



## **Chapter12**

### **GRIEVANCESANDAPPEALS**

**[24CFR966.50 –966.57]**

#### **INTRODUCTION**

This chapterdescribesthepoliciestobeusedwhenapplicantsorresidentsdisagreewithaHA decision.ItisthepolicyoftheHAthatallapplicantsandresidentshavethebenefitofall appeal/grievancerightsdueto themunderthelaw.

## **PART I: APPEALS**

### **A. APPEALS BY APPLICANTS**

Applicants who are determined ineligible because they do not meet the HA's admission standards, will be given prompt written notification stating reason for the determination and the procedure for requesting an informal hearing. Applicants must submit their request for an informal hearing in writing to the HA within ten days from the date of the notification of their ineligibility.

Should the applicant request an informal hearing, the HA will provide an informal hearing within ten calendar days of receiving the request. The HA will notify the applicant of the time, date, and location.

An impartial hearing officer will conduct informal hearings. The person who is designated as the hearing officer cannot be the person who made the determination of ineligibility or a subordinate of such person.

The hearing officer will consider documentation or evidence provided by the applicant and data compiled by the HA. The hearing officer will make a determination based upon the merit of the evidence presented by both sides. Within ten calendar days of the date of the hearing, the hearing officer will mail a written decision to the applicant and place a copy of the decision in the applicant's file.

The grievance procedure for public housing residents is not applicable to applicants, and applicants have no rights under the HA's grievance procedures.

### **B. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS"**

Assistance to the family in a HA unit pursuant to a lease may not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision on the INS appeal.

Assistance to a family may not be terminated or denied while the HA hearing is pending but assistance to an applicant may be delayed pending the HA hearing.

#### **INS Determination of Ineligibility**

If a family member or applicant claims to be an eligible immigrant and the INS SAVE system and manual search do not verify the claim, the HA notifies the applicant or resident within ten days of their right to appeal to the INS within thirty days or to request an informal hearing with the HA either in lieu of or subsequent to the INS appeal.

If the family or applicant appeals to the INS, they must give the HA a copy of the appeal and proof of mailing or the HA may proceed to deny or terminate. The time period to request an appeal may be extended by the HA for good cause.

The request for a HA hearing must be made within fourteen days of receipt of the notice offering the

hearing or, if an appeal was made to the INS, within fourteen days of receipt of the INS decision.

After receipt of a request for an informal hearing, the hearing is conducted as described in the “Grievance Procedures” section of this chapter for both applicants and residents. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members, the HA will deny the applicant family.

If there are eligible members in the family, the HA will offer to prorate assistance or give the family the option to remove the ineligible members.

All other complaints related to eligible citizen/immigrant status:

If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide, the family will be denied assistance.

Participants whose assistance is prorated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on their right to a hearing regarding determinations of Resident Rent and Total Resident Payment.

Families denied or terminated for fraud in connection with the non-citizen rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

## **PART II: GRIEVANCE PROCEDURES**

### **A. DEFINITIONS**

#### **Grievance**

Any dispute that a resident may have with respect to an HA action or failure to act in accordance with the individual resident's lease or HA regulations that adversely affects the individual resident's rights, duties, welfare, or status. Grievance does not include disputes between residents not involving the HA; to class grievance such as rent strikes; as a forum for initiating or renegotiating policy changes between groups of residents and the HA Board of Commissioners; nor to an eviction based upon violent criminal activity or drug -related criminal activity.

#### **Complainant**

Any resident whose grievance is presented to the HA or at the site/management office.

#### **Hearing Officer**

A person selected in accordance with this grievance procedure to hear grievances and render a decision with respect thereto.

### **B. APPLICABILITY**

This Grievance Procedure applies to all individual grievances, except any grievance concerning a termination of tenancy or eviction that involves:

Any activity, not just criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or HA employees, or

Any drug -related criminal activity on or off such premises.

## C. PRE-HEARING PROCEDURES

### Informal Conference Procedures

Any grievance shall be presented in writing to the HA office or to the housing management office who sent the notice on which the grievance is based. Written grievances must be signed by the complainant. The grievance must be presented within ten (10) calendar days after receipt of the notice on which the grievance is based. It may be simply stated, but it shall specify:

The particular grounds upon which it is based,

The action requested; and

The name, address, and telephone number of the complainant, and similar information about the complainant's representative, if any.

### Informal Conference

The purpose of the initial discussion is to discuss and to resolve the grievance without the necessity of a formal hearing.

A designated HA representative shall hold an informal conference with the resident within ten (10) calendar days of receipt of the grievance.

When the informal conference is completed and within (10) calendar days, the HA representative is to complete a summary report. The report will include the date of the informal conference, names of participants, nature of the disposition of the complaint and supporting reasons, date on which corrective action will be completed, if necessary, as well as procedures and final date by which a hearing may be obtained if the grievance has not been resolved at this level. One copy will be filed in the resident's file.

### Dissatisfaction with Informal Conference

If the complainant is dissatisfied with the proposed disposition of the grievance, s/he shall submit a written request for a formal hearing within ten (10) calendar days of the date of the summary of the informal meeting.

The request must specify the reason for the grievance request and the relief sought.

### Failure to Request a Formal Hearing

If the complainant does not request a formal hearing within ten (10) calendar days, s/he waives his/her right to a hearing, and the HA's proposed disposition of the grievance will become final. This section in no way constitutes a waiver of the complainant's right to contest the HA's disposition in an appropriate judicial proceeding.

### Formal Hearing

After exhausting the informal conference procedures outlined above, a complainant shall be entitled to a formal hearing before a hearing officer.

The head of household must attend the formal hearing.

If the complainant fails to appear within 30 minutes of the scheduled time, the hearing officer may determine that the complainant has waived their right to a hearing.

The HA will provide reasonable accommodation for persons with disabilities to participate in the hearing. The HA must be notified within three days of the scheduled time if special accommodations are required.

### Hearing Officer

A grievance hearing shall be conducted by an impartial person appointed by the HA other than the person whom made or approved the HA action under review, or a subordinate of such person.

Hearing Officer shall be appointed by the Housing Authority through an approved list of hearing officers or through an organization approved by the Executive Director of the Housing Authority.

Each party may challenge the hearing officer for good cause and must file an objection stating reason prior to start of hearing.

### Notifying Hearing Officer to Administer Hearing Proceedings

The Property Supervisor will send written notification to the hearing officer with a copy of the grievance/complaint form, the informal conference summary report, and a copy of the request for formal hearing.

The Property Supervisor advises the hearing officer of name(s) and address(es) of all participants.

The hearing officer notifies all parties as to date, time and place of hearing.

## **D. PROCEDURES TO OBTAIN A HEARING**

### Informal Conference Prerequisite

All grievances must be presented pursuant to the informal conference procedure as a prerequisite to a formal hearing.

The hearing officer may waive the prerequisite informal conference if, and only if, the complainant can show good cause why he/she failed to proceed informally.

### Escrow Deposit

Before a hearing is scheduled in any grievance involving an amount of rent the HA claims is due, the complainant shall pay to the HA all rent due and payable as of the month preceding the month in which the act or failure to act took place.

The complainant shall thereafter deposit the same amount of the monthly rent in an escrow account each month until the complaint is resolved by decision of the hearing officer.

The HA may waive these escrow requirements in extraordinary circumstances.

Unless so waived, failure to make the required escrow payments shall result in termination of the grievance procedure.

Failure to make such payments does not constitute a waiver of any right the complainant may have to contest the HA's disposition of the grievance in any appropriate judicial proceeding.

### Scheduling

If the complainant complies with the procedures outlined above, a hearing shall be scheduled promptly by the HA.

A written notification of the date, time, place, and procedures governing the hearing shall be delivered to the complainant and the appropriate HA official.

### E. HEARING PROCEDURES

The hearing shall be held before a hearing officer.

The complainant shall be afforded a fair hearing and be provided the basic safeguards of due process to include:

The opportunity to examine and to copy before the hearing, at the expense of the complainant (\$.10 per copy), all documents, records and regulations of the HA that are relevant to the hearing with at least a 24 hour notice prior to the hearing. Any document not so made available after request by the complainant may not be relied upon by the HA at the hearing.

The HA shall also have the opportunity to examine and to copy at the expense of the HA all documents, records and statements that the resident plans to submit during the hearing to refute the HA's action or proposed action. Any documents not so made available to the HA may not be relied upon at the hearing.

The right to a private hearing unless otherwise requested by the complainant.

The right to be represented by counsel or other person chosen as a representative.

The right to present evidence and arguments in support of the complaint, to controvert evidence presented by the HA, and to confront and cross-examine all witnesses upon whose

testimony or information the HA relies, limited to the issues for which the complainant has received the opportunity for a formal hearing; and

The right to a decision based solely and exclusively upon the facts presented at the hearing .

If the hearing officer determines that the issue has been previously decided in another proceeding, a decision may be rendered without proceeding with the hearing.

If the complainant or HA fail to appear at the scheduled hearing, the hearing officer may make a determination that the party has waived his/her right to a hearing.

Such a determination in no way waives the complainant's right to appropriate judicial proceedings in another forum.



At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the HA must sustain the burden of justifying the HA action or failure to act against which the complaint is directed.

The hearing shall be conducted by the hearing officer as follows:

Oral and documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The hearing officer shall require the HA, complainant, counsel, and other participants and spectators to conduct themselves in an orderly manner. The failure to comply with the directions of the hearing officer to maintain order will result in the exclusion from the proceedings, or a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

Either party may request a tape recording of the hearing. The HA shall provide equipment and an operator for the purpose of recording the hearing. The complainant may secure a duplicate at this/her expense.

#### F. DECISIONS OF THE HEARING OFFICER

The hearing officer shall mail to the HA and the complainant a written decision, including the reasons for the decision, within 10 calendar days for public housing following the hearing. The HA will place one copy in the resident files. The written decision will be sent to the address provided at the hearing.

The decision of the hearing officer shall be binding on the HA which shall take all actions necessary to carry out the decision, unless the Board of Commissioners intervene in the matter. The Board of Commissioners may overturn a hearing officer's decision in either of the following two situations:

The grievance does not concern the HA action or failure to act in accordance with or involving the complainant's lease or HA regulations that adversely affect the complainant's rights, duties, welfare or status.

The decision of the hearing officer is contrary to applicable Federal, State, or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and the HA.

A decision by the hearing officer or Board of Commissioners in favor of the HA or which denies the relief requested by the complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatsoever, the rights of the complainant to a trial or judicial review in any proceedings which may thereafter be brought in the matter.

G. HA EVICTION ACTIONS

If a resident has requested a hearing in accordance with the duly adopted Grievance Procedures on a complaint involving a HA notice of termination of tenancy, and the hearing officer upholds the HA action, the HA shall not commence an eviction action until the notice of termination of tenancy expires. The notice of termination tolls pending the grievance hearing procedures. As the notice of termination tolls, rent shall be due and owing during and pending the grievance hearing procedures.

## Chapter 13

### FAMILY DEBT TO THE HOUSING AUTHORITY

#### INTRODUCTION

This chapter describes the HA's policies and guidelines for the recovery of debts and the use of repayment agreements. Before a debt is assessed against a family, the file must contain documentation to support the HA's claim that the debt is owed. The file must further contain written documentation of the method of calculation, in a clear format for review by the family, as appropriate.

When families owe money to the HA, every effort will be made to collect the debt. A variety of collection tools to recover debts may be used including, but not limited to:

- Requests for lump sum payments

- Repayment agreements

- Abatements

- Deductions

- Collection agencies

- Credit bureaus

- Civil suits

#### A. REPAYMENT AGREEMENT FOR FAMILIES

A Repayment Agreement is a document entered into between the HA and the resident who owes a debt to the HA. The Repayment Agreement contains an acknowledgment by the person of the debt in a specific amount, the terms of repayment, any special provisions of the agreement, and the remedies available to the HA upon default of the agreement.

If a repayment agreement is to be entered into, the HA will usually require that the family pay an initial lump sum (in an amount determined by the HA) with the remaining balance to be paid in equal payments over a period of time not to exceed 12 months for amounts under \$2400 or 24 months for any amount in excess of \$2400.

In determining the initial lump sum, the HA will consider the total amount owed, the ability of the person to make the remaining payments and the percentage of the total sum owed. In most cases, the HA will require a significant initial lump sum as part of entering into a Repayment Agreement to help ensure full payment to the HA and to reduce the monthly payment.

#### Late Payments

A payment will be considered to be in arrears if:

The payment has not been received by the close of the business day on which the payment was due. If the due date is on a weekend or holiday, the due date will be at the close of the next business day.

If the family's repayment agreement is in arrears, the HA may do one or more of the following:

Require the family to pay the entire arrearage plus current month's payment in order to avoid termination of tenancy, or

Require the family to pay the balance in full in order to avoid termination of tenancy, or

Pursue civil collection of the balance due, or

Terminate the tenancy.

#### Requests to Move

If the family requests a move to another unit and has a repayment agreement in place and the repayment agreement is not in arrears, the family may be required to pay the balance in full prior to moving to the new unit.

If the family requests a move to another unit and is in arrears on a repayment agreement, unless they pay the balance in full, the request will be denied.

Under special circumstances, the HA may make an exception and allow a family to move without paying the entire balance of the debt if the family is current with its payments. The HA may also allow a family who is in arrears to become current in order to process a move if the move is for one of the following reasons:

A natural disaster.

The unit is uninhabitable or has major HQS deficiencies that are not the result of a family action or inaction.

A life-threatening situation, such as the family is a witness to or a victim of a crime and must move for safety reasons. The family will be required to provide proof in such cases.

---

\*Effective October 1, 2001, HQS will transition to the Uniform Property Condition Standards (UPCS).

### Guidelines for Repayment Agreements

The HA may not agree to a repayment agreement if the family already has a Repayment Agreement in place, or if the family has breached previous Repayment Agreements.

The HA, at its sole discretion, will determine on a case -by-case basis whether or not to offer a family a repayment agreement for monies owed to the HA.

Repayment Agreements will be executed between the HA and the head of household or other adult family member .

The HA may approve in writing a decrease in the monthly payments, either temporary or permanent, in cases of hardship after receiving from the family a written request for a decrease and verification of hardship.

Additional Debt Incurred : If the family has a Repayment Agreement in place and incurs an additional debt to the HA:

The HA may choose, at its discretion, to agree to more than one Repayment Agreement at a time with the same family.

If a Repayment Agreement is in arrears more than 30 days, any new debts must be paid in full.

### B. FAMILY DEBT DUE TO FRAUD/NON -REPORTING OF INFORMATION

HUD's definition of program fraud and abuse is a single act or pattern of actions that:

Constitutes false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead the Housing Authority.

### Family Error/Late Reporting

Families who owe money to the HA due to the family's failure to report increases in income or change in allowances or deductions will be required to repay in accordance with the guidelines set forth in this chapter.

### Program Fraud

Families who owe money to the HA due to program fraud will be required to repay in accordance with the guidelines set forth in this chapter.

In addition, the case may be referred to the Inspector General and/or the HA may refer the case for criminal prosecution.

### C. FAMILY DEBT PAID IN FULL

If the HA determines not to enter into a repayment agreement, or if the repayment agreement is breached and the HA demands payment of the balance in full , the family must pay the full amount due and owing in one lump sum. If the family fails to pay, the HA may pursue collection through a collection agency or a civil action and may notify credit agencies of the debt. Whether or not the amount is paid, the HA does not waive its right to take other action including termination of tenancy or referral for criminal prosecution in appropriate cases.

D. WRITING OFF DEBTS

Debts may be written off if:

The debtor's whereabouts are unknown and the debt is more than \_\_\_\_\_ years old.

A determination is made that the debtor is judgment proof.

The debtor is deceased and has an insufficient estate.

The debtor is confined to an institution indefinitely or for more than three years.

The amount is less than \$100 and the debtor cannot be located.

## Chapter 14

### HACURFEWPOLICIESANDPROCEDURES

#### INTRODUCTION

The following are the policies and procedures governing the implementation, administration, and enforcement of the HACurfew regulation.

#### A. DUTIES AND RESPONSIBILITIES

At the discretion of the Director of the Housing Management Division, the Property Supervisor shall have the primary responsibility for implementation, administration and enforcement of the Curfew Regulation as it pertains to their respective assigned housing developments and scattered sites. Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Curfew Regulation. Such enforcement may include properly identifying curfew violators, and notifying the appropriate Property Supervisor of such curfew violations.

#### B. NIGHTTIME CURFEW

No minor under the age of 18 years shall remain in or upon any common area of the HA or within any HA community, including but not limited to a road, curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry, or recreational room, community center, or other common area grounds, place, building or vacant lot between the hours of 10:00 p.m. on any day and 6:00 a.m. of the immediately following day, except for within an apartment unit or private yard area.

“Remain” means to stay behind, to tarry and to stay unnecessarily in or upon HA common area, including the congregating of groups of persons, in whom any minor involved is not on or upon HA common area for the purpose of mere passage or going home.

A parent, guardian or other person having the legal care, custody or control of any minor (under the age of 18 years) shall not knowingly permit or by ineffective control allow the minor to violate this curfew regulation. The term “knowingly” includes knowledge that a parent or guardian should reasonably be expected to have concerning the whereabouts of a minor in that person’s legal custody. This requirement is intended to hold an neglectful or careless parent or guardian up to a reasonable community standard of parental responsibility.

It shall be no defense that a parent or guardian was indifferent to the activities or conductor whereabouts of such minor.

The following shall constitute valid exceptions to the regulation:

1. When the minor is accompanied by his or her parent or parents, legal guardian or other

- person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or
2. When the minor is on an errand or other legitimate business or activity directed by his or her parent or parents or legal guardian or other adult person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or
  3. When the minor is going directly to or returning directly home (without any unnecessary detour or stop), a public meeting, or activity of a religious or other voluntary association, a place of public entertainment such as a movie, play, sporting event, dance, school activity, or the minor's place of employment; or
  4. When the minor is actively participating in a sporting or community event on HA property, if the HA rules or regulations permit the sporting or community event during said hours; or
  5. When the presence of such minor in said place or places is connected with or required with respect to a business, trade, profession, or occupation in which said minor is lawfully engaged; or
  6. When the minor is exercising First Amendment rights protected by the United States or California Constitution; or
  7. When the minor is involved in an emergency or seeking medical assistance; or
  8. When the minor is emancipated pursuant to law.



C. DAYTIME CURFEW

Nominal (under the age of 18 years) who is subject to compulsory education or to compulsory continuing education shall remain in or upon any common area of the HA or within any HA community including, but not limited to, a road curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry or recreational room, community center, or other common area grounds, place or building, vacant lot or parking lot, between the hours of 8:30 a.m. and 1:30 p.m. on days when school is in session. The following shall constitute valid exceptions to this regulation:

1. When the minor is accompanied by his or her parent or parents, legal guardian or other adult person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or
2. When the minor is upon an emergency errand directed by his or her parent or parents, legal guardian or other adult person having the legal care or custody of the minor, or by his or her spouse 18 years of age or older; or
3. When the minor is going directly to or returning directly home from, without any unnecessary detour or stop, his or her place of gainful employment or a medical, dental, optometry, or chiropractic appointment; or
4. When the minor has permission to leave school campus for lunch or school related activity and has in his or her possession a valid, school issued, off-campus permit; or
5. When the minor has in his or her possession a written excuse from the minor's parent(s), legal guardian, or other adult person having the legal care or custody of the minor; or
6. When the minor is receiving instruction by a qualified tutor pursuant to Education Code Section 48224; or
7. When the minor is going to or returning directly from, without unnecessary detour or stop, a public meeting, or place of public entertainment, such as a movie, play, sporting event, dance or school activity, provided such meeting, event or activity is a school-approved activity for the minor or is otherwise supervised by school personnel of the minor's school; or
8. When the minor is going to or returning directly from, without unnecessary detour or stop, an appearance in court, attendance at a funeral service, observance of a holiday or ceremony of his or her religion, attendance at religious retreats, or attendance at an employment conference; or
9. When the minor is emancipated pursuant to law.

D. BREACH OF THE LEASE

One violation of the Curfew Regulation by any household member of a unit shall constitute a minor breach of the Lease Agreement. Three or more violations of the Curfew Regulation within a 12-month period of time by any household member (in any combination) shall constitute a material breach of the Lease Agreement, and shall be sufficient grounds for termination of the Lease Agreement.

E. NOTICES AND RECOMMENDATIONS

Notice

The Head of Household shall receive a copy of the citation for violation of the Curfew Regulation and written notification from HA management of each violation of the Curfew Regulation occurring within a 12-month period as follows:

First Violation: Written notices shall be served on Head of Household, by HA management, advising of curfew violation and that Head of Household is responsible for the minor's conduct. The notices shall constitute a WARNING to the Head of Household that subsequent violations may result in termination of the Lease Agreement.

Second Violation: Written notice of a second curfew violation shall be served on the Head of Household and shall provide an opportunity for counseling for the Head of Household and minor(s). The Property Supervisor should schedule the appointment for said counseling within ten (10) days of the second violation notice.

Third Violation: Written notice of third curfew violations shall be served on the Head of Household and the appropriate remedy shall be enforced as set forth below.

F. REMEDIES

Review of Resident File

When a household member or members have been cited three times within a 12-month period for violating the Curfew Regulation, the Property Supervisor shall conduct a review of the resident's historical file to determine the overall resident record. Based on such review, one of the following actions shall be taken:

Recommendation for Referral: The Property Supervisor shall offer a referral to counseling, if available, to a family in lieu of an eviction notice. Such option is available only if within the last 12 months preceding the third curfew violation the resident or household members have not received three (3) or more of any combination of the following:

14-Day Notice

Notice to Comply

Notice to Pay Maintenance Charges

Counseling for Disturbing Neighbors

Counseling for any lease violation(s)

30-Day Notice to Cure or Quit

Thirty-Day Notice to Quit: If head of household and/or minor(s) should fail to complete referred sessions, or have received three (3) or more of the aforementioned notices, the Property Supervisor shall serve a Thirty-Day Notice to Quit based on the curfew violations and, if appropriate, other violations of the lease.

## G. ENFORCEMENT

### Security Personnel/Law Enforcement

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Curfew Regulation. Such enforcement shall include:

Violation Recognition : Should security/law enforcement officers observe a minor or minors in or about any common area of the HA developments between the hours of 10:00 p.m. and 6:00 a.m., said officers shall have the authority to inquire of the minor(s) as to their identity, whether they are residents of the housing development, and their reason(s) for being out during curfew hours. The purpose of the inquiry is to determine whether the minor(s) are in violation of the Curfew Regulation or whether any of the exceptions to the Curfew Regulation apply.

Citing Violations : Upon determining that a minor is in violation of the Curfew Regulation, the security/law enforcement officer may so inform the minor(s) of the violation. The officer may then issue a writtencitation. One copy of the citations shall be filed with the Property Supervisor for the development, and the security/law enforcement officers shall maintain a copy.

### Enforcement by Resident Managers

Resident Managers shall participate in the enforcement of the Curfew Regulation by observing and reporting only. Should Resident Managers observe a minor or minors in violation of the Curfew Regulation, the incidents should be immediately documented, including the date, time, location, name of minor (if known), and number of times minor has been observed in violation of the Curfew Regulation. Such documentation should be recorded in the resident's file and a memorandum concerning the curfew violation(s) sent to the Property Supervisor.

### Enforcement by Management

Area Managers and Property Supervisors shall have the authority to serve citations for violations of the Curfew Regulation.

## H. GRIEVANCE PROCEDURE

Residents shall have the right to file a grievance in response to action taken by the HA concerning violations of the Curfew Regulation.

The HA Grievance Policy is subject to the Code of Federal Regulations, Title 24, Part 966, revised as of April 1, 1985, and as further amended. Residents shall follow the grievance procedures as set forth in the ACOP.

## Chapter 15

### BANNING POLICIES AND PROCEDURES

#### INTRODUCTION

The following are the policies and procedures governing the implementation, administration, and enforcement of the HA Banning Regulation.

#### A. DUTIES AND RESPONSIBILITIES

At the discretion of the Director of the Housing Management Division, the Property Supervisor shall have the primary responsibility for the implementation, administration and enforcement of the Banning Regulation as it pertains to their respective assigned housing development and scattered sites. Property Supervisor shall be responsible for notifying all residents of persons banned from HA property.

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Banning Regulation. Such enforcement may include properly identifying trespassers, issuing citations, and notifying the respective Property Supervisor of such violation.

Resident Managers shall, upon approval by the Director of the Housing Management Division, and at the discretion of the Property Supervisor, be responsible for identifying Banning violators, documenting violations by both residents and non-residents, and notifying the appropriate Property Supervisor of such violations.

#### B. BANNING REGULATION

A non-resident, including, but not limited to, a guest or visitor of a resident, may be banned for twelve (12) consecutive months if they commit two or more of the following acts in or upon any area of the HA development within a twelve (12) month period.

Any misdemeanor or infraction that disturbs the peaceful enjoyment of the development, including, without limitation, illegal drug activity or violent criminal activity;

Destruction of either HA property or private property;

After warning, continuing to interfere with the job responsibilities of a HA employee or vendor; and/or

After warning, continuing to disturb other residents' peaceful enjoyment of the complex.

A non-resident may be banned if they commit one felony under state or federal law in or upon any

area of the HA development including without limitation, illegal drug activity or violent criminal activity.

The HA development includes, but is not limited to, a private road or curb area, sidewalk, parking lot, alley, park grounds, playground, basketball court, hallway, stairway, laundry or recreational room, community center, or other common area grounds, place, building or vacant lot on HA property.

If a non-resident violates paragraph 1 above, he or she can be served with a banning notice excluding them from the HA development for twelve (12) consecutive months. At the time the non-resident is served, he or she will be requested to sign a form acknowledging receipt of the banning notice. A proof of service form indicating service of the banning notice on the non-resident shall be completed. A form documenting the incidents leading to the service of the banning notices shall also be completed.

Residents known to associate with the banned non-resident shall receive notice of the person banned from HA property in the form of a letter from the HA. The letter will also state that pursuant to the resident's Lease Agreement, the resident, or member of the resident's household, shall not allow the person who has been excluded to be a guest of the resident in the HA development.

A list of banned non-residents will be distributed to HA management and staff, security personnel and law enforcement, as appropriate.

If a banned non-resident comes on the HA development, he or she may be cited for trespass. If the banned non-resident comes on the HA development with a resident who has received notice of the person's banned status, the resident will receive a lease violation. If the resident has not received notice, the resident will be provided notice and warned about future activities with the banned non-resident.

Pursuant to the Banning Policies and Procedures, a resident receiving a lease violation for violating this regulation will have his or her historical file reviewed to determine the subsequent course of action.

#### C. BREACH OF THE LEASE

One violation of the Banning Regulation by any household member of a unit shall constitute a minor breach of the Lease Agreement. Three or more violations of the Banning Regulation within a 12 month period of time by any household member (in any combination) shall constitute a material breach of the Lease Agreement, and shall be sufficient grounds for termination of the Lease Agreement.

#### D. NOTICES AND RECOMMENDATIONS

Once a resident is notified, in writing, of a non-resident being banned from the HA's property, the resident is deemed to have been put on notice that pursuant to their Lease Agreement they are prohibited from allowing a person who has been banned from HA property to be a guest of the

resident at the housing development. If a resident is observed associating with a banned non-resident on the housing development, he or she will be cited for a lease violation.

First Violation: Written notice shall be served on the head of household, by the HA, advising of the lease violation. The notice shall constitute a WARNING to the head of household that subsequent violations may result in termination of the Lease Agreement.

Second Violation: Written notice of a second lease violation shall be served on the head of household and shall provide an opportunity for counseling for the head of household and household members. The Property Supervisor shall schedule an appointment for said counseling within ten (10) days of the second violation notice.

Third Violation: Written notice of a third lease violation shall be served on the head of household and the appropriate remedy shall be enforced as set forth below.

More Than Three Violations: A Thirty-Day Notice to Quit will be served on the head of household if more than three violations are issued within a twelve (12) month period.

#### E. REMEDIES

##### Review of the Resident File

When a household member or members have been cited three times within a 12-month period for violating the Banning Regulation, the Property Supervisor shall conduct a review of the resident's file to determine the overall resident record. Based on such review, one of the following actions shall be taken:

1. Recommendation for Referral: The Property Supervisor shall offer a referral to counseling, if available, to a family in lieu of an eviction notice. Such option is available only if within the last 12 months preceding the third violation, the resident or household members have not received three (3) or more of any combination of the following:

14-Day Notice

Notice to Comply

Notice to Pay Maintenance Charges

Counseling for Disturbing Neighbors

Counseling for any lease violation(s)

30-Day Notice to Cure or Quit

2. Thirty-Day Notice to Quit: If the head of household and/or members of household should fail to complete counseling sessions, or have received three (3) or more of the aforementioned notices, the Property Supervisor shall serve a Thirty-Day Notice to Quit based on the violations and if appropriate, other violations of the lease.

## F. ENFORCEMENT

### Security Personnel/Law Enforcement

Security personnel and law enforcement personnel contracted to provide services at the various housing developments shall participate in the enforcement of the Banning Regulation. Such enforcement shall include:

1. Violation Recognition : Should security/law enforcement officers observe a non-resident banned from the housing development in or about the HA complex, said officers shall have the authority to inquire of the individual(s) as to their identity, whether they are a guest(s) of a resident, and the reason(s) for being on the property. The purpose of this inquiry is to determine whether a resident is subject to a lease violation, or a non-resident is subject to a trespass citation.
2. Citing Violations : Upon determining that an individual or individuals is in violation of the Banning Regulation, the security/law enforcement officer may so inform the resident and/or non-resident of the violation. The officer may then issue a written citation. One copy of the citation shall be filed with the Property Supervisor for the development, and the security/law enforcement officers shall maintain a copy.

## G. ENFORCEMENT BY RESIDENT MANAGERS

Resident Managers shall participate in the enforcement of the Banning Regulation by observing and reporting. Should Resident Managers observe a resident in violation of the Banning Regulation, the incidents should be immediately documented, including the date, time, location, person's name (if known), and number of times the person has been observed in violation of the Banning Regulation. Such documentation should be recorded in the resident's file and a memorandum concerning the Banning Violation(s) sent to the Property Supervisor.

## H. ENFORCEMENT BY MANAGEMENT

Area Managers and Property Supervisors shall have the authority to serve citations for violations of the Banning Regulation.

## I. GRIEVANCE PROCEDURE

HA residents shall have the right to file a grievance in response to action taken by the HA concerning issuance of a Banning Notice or violations of the Banning Regulation.

The HA Grievance Procedure is subject to the Code of Federal Regulations, Title 24, Part 966, revised as of April 1, 1985, and as further amended. Residents shall follow the grievance procedures as set forth in the ACOP.



## GLOSSARY

### A. TERMS USED IN DETERMINING RENT

#### ANNUAL INCOME (24CFR5.609)

Annual income is the anticipated total income from all sources. This includes net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member for the 12 month period following the effective date of initial determination or reexamination of income. It does not include income that is temporary, non-recurring, or sporadic as defined in this section, or income that is specifically excluded by other Federal statute. Annual income includes:

The full amount before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services.

The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straightline depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawal of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business.

Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straightline depreciation of real or personal property is permitted. Withdrawal of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property.

When the family has net family assets in excess of \$5,000, Annual Income shall include the greater of the actual income derived from all net family assets, or a percentage of the value of such assets based on the current passbook savings rate as determined by HUD.

The full amount of periodic payments received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts.

*NOTE: Treatment of lumpsum payments for delayed or deferred periodic payment of social security or SSI benefits is dealt with later in this section.*

Payments in lieu of earnings, such as unemployment and disability compensation, workers' compensation, and severance pay.

All welfare assistance payments received by or on behalf of any family member. (24 CFR 913.106(b)(6) contains rules applicable to "as-paid" States).

Periodic and determinable allowances, such as alimony and child care support

payments, and regular cash contributions or gifts received from persons not residing in the dwelling.

All regular pay, special pay and allowances of a member of the Armed Forces (except special pay to a family member serving the Armed Forces who is exposed to hostile fire).

## **EXCLUSIONS FROM ANNUAL INCOME (24CFR5.609)**

Annual income does not include the following:

Income from the employment of children (including foster children) under the age of 18 years;

Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);

Lumps or additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and workers' compensation) capital gains, and settlement for personal property losses;

Amounts received by the family that are specifically for, or in reimbursement of the cost of medical expenses for any family member.

Income of a live-in aide, provided the person meets the definition of a live-in aide.

The full amount of student financial assistance paid directly to the student or the educational institution.

The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.

Amounts received under HUD funded training programs (e.g. Step-up program); excludes stipends, wages, transportation payments and child care vouchers for the duration of the training.

Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to Attain Self-Sufficiency (PASS).

Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred for items such as special equipment, clothing, transportation and child care, to allow participation in a specific program.

Amount received as a Resident Services stipend. A modest amount (not to exceed \$200 per month) received by a public housing resident for performing a service for the PHA, on a part-time basis, that enhances the quality of life in public housing.

Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as the resident member of the PHA governing Board. No resident may receive more than one such stipend during the same period of time.

Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs not affiliated with a local government) and training of family members as resident management staff. Amount excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program.

Temporary, non-recurring, or sporadic income (including gifts).

Reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era. (For all initial determinations and reexaminations of income on or after April 23, 1993.)

Earnings in excess of \$480 for each full-time student 18 years old or older, (excluding the head of household and spouse).

Adoption assistance payments in excess of \$480 per adopted child.

The earnings and benefits to any resident resulting from the participation in a program providing employment training and supportive services in accordance with the Family Support Act of 1988 (42 U.S.C. 1437et seq.), or any comparable Federal, State or local law during the exclusion period. For purposes of this paragraph the following definitions apply:

Comparable Federal, State or local law means a program providing employment training and supportive services that: (1) is authorized by a Federal, State or local law; (2) is funded by the Federal, State or local government; (3) is operated or administered by a public agency; and (4) has as its objective to assist participants in acquiring job skills.

Exclusion period means the period during which the resident participates in a program as described in this section plus 18 months from the date the resident begins the first job acquired by the resident after completion of such program that is not funded by public housing assistance under the U.S. Housing Act of 1937. If the resident is terminated from employment without good cause, the exclusion period shall end.

Earnings and benefits means the incremental earnings and benefits resulting from a qualifying employment training program or subsequent job.

Deferred periodic payments from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts.

Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit.

Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home.

Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion.

The following benefits are excluded by other Federal Statute as of August 3, 1933:

The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977;

Payments to volunteers under the Domestic Volunteer Service Act of 1973; examples of programs under this Act include but are not limited to:

The Retired Senior Volunteer Program (RSVP)

Foster Grandparent Program (FGP)

Senior Companion Program (SCP)

Older American Committee Service Program

National Volunteer Antipoverty Programs such as:

VISTA

Peace Corps

Service Learning Program

Special Volunteer Programs

Small Business Administration Programs such as:

National Volunteer Program to Assist Small Businesses

Service Corps of Retired Executives

Payments received under the Alaska Native Claims Settlement Act. [43 USC 1626(a)]

Income derived from certain submarginalland of the United States that is held in trust for certain Indian tribes. [25 USC 459e]

Payments or allowances made under the Department of HHS' Low Income Home Energy Assistance Program. [42 USC 8624(f)]

Payments received under programs funded in whole or in part under the Job Training Partnership Act (29 USC 1552(b))

Income derived from the disposition of funds of the Grand River Band of Ottawa Indians (Pub. L. 94-540).

The first \$2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims (25 USC 1407-08), or from funds held in trust for an Indian Tribe by the Secretary of Interior.

Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian Affairs student assistance programs. [20 USC 1087uu]  
Examples: Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College-Work Study, and Byrd Scholarships.

Payments received under programs funded under Title V of the Older Americans Act of 1965 [42 USC 3056(f)] Examples include Senior Community Services Employment Program, National Caucus Center on the Black Aged, National Urban League; Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Green Thumb.

Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in the In Re Orange Product Liability litigation.

The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs of incurred in such care) under the Child Care and Development Block Grant Act of 1990. (42 USC 9858q)

Earned income tax credit refund payments received on or after January 1, 1991. (26 USC 32)(j).

Living allowances under AmeriCorps Program (Nelson Diaz Memo to George Latimer 11/15/94)

## ADJUSTED INCOME

Annual income, less allowable HUD deductions.

*Note: Under the Continuing Resolution, PHAs are permitted to adopt other adjustments to earned income for residents of Public Housing, but must absorb any resulting loss in rental income.*

All Families are eligible for the following:

Child Care Expenses: A deduction of amounts anticipated to be paid by the family for the care of children under 13 years of age for the period for which the Annual Income is computed. Child care expenses are only allowable when such care is necessary to enable a family member to be gainfully employed or to further his/her education. Amounts deducted must be unreimbursed expenses and shall not exceed: (1) The amount of income earned by the family member released to work, or (2) an amount determined to be reasonable by the PHA when the expense is incurred to permit education.

Dependent Deduction: An exemption of \$480 for each member of the family residing in the household (other than the head or spouse, live-in aide, foster child) who is under eighteen years of age or who is eighteen years of age or older and disabled, handicapped, or a full-time student.

Handicapped Expenses: A deduction of unreimbursed amounts paid for attendant care or auxiliary apparatus expenses for handicapped family members where such expenses are necessary to permit a family member(s), including the handicapped/disabled member to be employed. In no event may the amount of the deduction exceed the employment income earned by the family member(s) freed to work.

Equipment and auxiliary apparatus may include but are not limited to: wheelchairs, lifts, reading devices for visually handicapped, and equipment added to cars and vans to permit use by the handicapped or disabled family member.

For non-elderly families and elderly families with out medical expense: The amount of the deduction equals the cost of all unreimbursed expenses for handicapped care and equipment less three percent of Annual Income, provided the amount so calculated does not exceed the employment income earned.

For elderly families with medical expenses: The amount of the deduction equals the cost of all unreimbursed expenses for handicapped care and equipment less three percent of Annual Income, (provided the amount does not exceed earnings) plus medical expenses as defined below.

For Elderly and Disabled Families Only:

Medical Expenses: A deduction of unreimbursed medical expenses, including insurance premiums anticipated for the period for which Annual Income is computed. Medical expenses include, but are not limited to: services of physicians and other health care professionals, services of health care facilities; insurance premiums, including the cost of Medicare), prescription and non-prescription medicines, transportation to and from treatment, dental expenses, eyeglasses, hearing aids and batteries, attendant care (unrelated to employment of family members), and payments on accumulated medical bills. To be considered by the PHA for the purpose of determining a deduction from the income, the expenses claimed must be verifiable.

For elderly families with both handicapped expenses: The amount of the deduction shall equal total medical expenses less 3% of annual income.

For elderly families with both handicapped and medical expenses: The amount of handicapped assistance is calculated first, then medical expenses are added.

Elderly/Disabled Household Exemption: An exemption of \$400 per household.

## **B. HOUSING TERMS**

**ACCESSIBLE DWELLING UNITS.** When used with respect to the design, construction or alteration of an individual dwelling unit, means that the unit is located on an accessible route, and when designed, constructed, or altered, can be approached, entered, and used by individuals with physical handicaps. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in 24 CFR 8.32 & 40, (the Uniform Federal Accessibility Standards) is "accessible" within the meaning of this paragraph.

**ACCESSIBLE FACILITY.** All or any portion of a facility other than an individual dwelling unit used by individuals with physical handicaps.

**ACCESSIBLE ROUTE.** For persons with a mobility impairment, a continuous, unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards (UFAC). For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility.

**ADAPTABILITY.** Ability to change certain elements in a dwelling unit to accommodate the needs of handicapped and non-handicapped persons; or ability to meet the needs of persons with different types and degrees of disability.

**ADMISSION.** Admission to the program is the effective date of the lease. The point at which a family becomes a resident.

**ALLOCATION PLAN.** The plans submitted by the PHA and approved by HUD under which the PHA is permitted to designate a building, or portion of a building, for occupancy by Elderly Families or Disabled Families.

**ANNUAL INCOME AFTER ALLOWANCES.** The Annual Income (described above) less the HUD -approved allowances.

**APPLICANT** (or applicant family). A family that has applied for admission to a program, but is not yet a participant in the program.

**“AS-PAID” STATES.** States where the welfare agency adjusts the shelter and utility component of the welfare grant in accordance with actual housing costs.

**ASSETS.** (See Net Family Assets.)

**AUXILIARY AIDS.** Services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in and enjoy the benefit of programs and activities.

**CO-HEAD.** An individual in the household who is equally responsible for the lease with the Head of Household. A family may have a Co -head or Spouse, but not both. A co -head never qualifies as a dependent.

**COVERED FAMILIES.** The statutory term “covered families” designates the universe of families who are required to participate in a welfare agency economic self -sufficiency program and may, therefore, be the subject of a welfare benefits sanction for noncompliance with this obligation. “Covered families” means families who receive welfare assistance or other public assistance benefits from a State or other public agency under a program for which Federal, State, or local law requires that a member of the family must participate in an economic self -sufficiency program as a condition for the assistance.

**DEPENDENT.** A member of the family household (excluding foster children) other than the family head or spouse, who is under 18 years of age or is a Disabled Person or Handicapped Person, or is a full -time student 18 years of age or older.

**DESIGNATED FAMILY.** The category of family for whom the PHA elects to designate a development (e.g. elderly family in a development designated for elderly families) in accordance with the 1992 housing Act. (24CFR 945.105)

**DISABILITY ASSISTANCE EXPENSE.** Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and/or auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source.

**DISABILITY.** This term is used where “handicap” was formerly used.

**DISABLED FAMILY.** A family whose head, spouse, or sole member is a person with disabilities. A disabled family may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live -in aides.

**DISABLED PERSON.** See Person with Disabilities.



**DISABLED FAMILY.** A family whose head, spouse, or sole member is a person with disabilities; or two or more persons with disabilities living together or one or more persons with disabilities living with one or more live-in aides.

**DISALLOWANCE.** Exclusion from annual income.

**DISPLACED FAMILY.** A family in which each member, or whose sole member, is a person displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster relief laws.

**DOMICILE.** The legal residence of the household head or spouse as determined in accordance with State and local law.

**DRUG-RELATED CRIMINAL ACTIVITY.** Term means:

Drug-trafficking; or

Illegal use, or possession for personal use of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

**DRUG TRAFFICKING.** The illegal manufacture, sale, distribution or the possession with intent to manufacture, sell, or distribute a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

**ECONOMIC SELF-SUFFICIENCY PROGRAM.** Any program designed to encourage, assist, train, or facilitate the economic independence of assisted families or to provide work for such families. Economic self-sufficiency programs can include job training, employment counseling, work placement, basic skill training, education, English proficiency, Workfare, financial or household management, apprenticeship, any other program necessary to ready a participant to work (such as: substance abuse or mental health treatment). Economic self-sufficiency program includes any work activities as defined in the Social Security Act (42 U.S.C. 607(d)). See the definition of work activities at Sec. 5.603(c). The new definition of the term "economic self-sufficiency program" is used in the following regulatory provisions, pursuant to the Public Housing Reform Act: family income includes welfare benefits reduced because of family failure to comply with welfare agency requirements to participate in an economic self-sufficiency program; and the requirement for public housing residents to participate in an economic self-sufficiency program or other eligible activities.

**ELDERLY FAMILY.** A family whose head or spouse or whose sole member is at least 62 years, or two or more persons who are at least 62 years of age or a disabled person. It may include two or more elderly, disabled persons living together or one or more such persons living with one or more live-in aides.

**ELDERLY PERSON.** A person who is at least 62 years old.

**ELIGIBLE FAMILY (Family).** A family is defined by the PHA in the Admission and Continued Occupancy Plan.

**EXCEPTIONAL MEDICAL OR OTHER EXPENSES.** Prior to the regulation change in 1982, this meant medical and/or unusual expenses as defined in Part 889 which exceeded 25% of the Annual Income. It is no longer used.

**EXCESS MEDICAL EXPENSES.** Any medical expenses incurred by elderly families only in excess of 3% of Annual Income which are not reimbursable from any other source.

**EXTREMELY LOW -INCOME FAMILY.** A family whose annual income does not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median income for the area if HUD finds that such variations are necessary because of unusually high or low family incomes.

**FAMILY.** The applicant must qualify as a family as defined by the PHA. "Family" is used interchangeably with "Applicant," "Resident" or "Participant" and can refer to a single person or family.

**FAMILY OF VETERAN OR SERVICE PERSON.** A family is a "family of veteran or service person" when:

The veteran or service person (a) is either the head of household or is related to the head of the household; or (b) is deceased and was related to the head of the household, and was a family member at the time of death.

The veteran or service person, unless deceased, is living with the family or is only temporarily absent unless s/he was (a) formerly the head of the household and is permanently absent because of hospitalization, separation, or desertion, or is divorced; provided, the family contains one or more persons for whose support s/he is legally responsible and the spouse has not remarried; or (b) not the head of the household but is permanently hospitalized; provided, that s/he was a family member at the time of hospitalization and there remain in the family at least two related persons.

**FAMILY SELF -SUFFICIENCY PROGRAM (FSS PROGRAM).** The program established by a PHA to promote self-sufficiency of assisted families, including the provision of supportive services.

**FLAT RENT.** Rent for a public housing dwelling unit that is based on the market rent. The market rent is the rent charged for comparable units in the private, unassisted rental market at which the PHA could lease the public housing unit after preparation for occupancy.

**FOSTER CHILD CARE PAYMENT.** Payment to eligible households by state, local, or private agencies appointed by the State, to administer payments for the care of foster children.

**FULL-TIME STUDENT.** A person who is attending school or vocational training on a full-time basis.

**HEAD OF HOUSEHOLD.** The person who assumes legal and financial responsibility for the household and is listed on the application as head.

**HOUSING AGENCY.** A state, country, municipality or other governmental entity or public body authorized to administer the program. The term “PHA” includes an Indian housing authority (IHA). (“PHA” and “IHA” mean the same thing.). The Housing Authority is referred to as “HA” or “Housing Authority” throughout this document.

**HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974.** The Act in which the U.S. Housing Act of 1937 was recodified, and which added the Section 8 Programs.

**HOUSING ASSISTANCE PLAN.** A Housing Assistance Plan submitted by a local government participating in the Community Development Block Grant Program as part of the block grant application, in accordance with the requirements of 570.303(c) submitted by a local government not participating in the Community Development Block Grant Program and approved by HUD. A Housing Assistance Plan meeting the requirements of 570.303(c) submitted by a local government not participating in the Community Development Block Grant Program and approved by HUD.

**HOUSING QUALITY STANDARDS (HQS).** The HUD minimum quality standards for housing assisted under the Public Housing and Section 8 programs.

**HUD.** The Department of Housing and Urban Development or its designee.

**HUD REQUIREMENTS.** HUD requirements for the Section 8 programs. HUD requirements are issued by HUD headquarters as regulations. Federal Register notices or other binding program directives.

**HURRA.** The Housing and Urban/Rural Recovery Act of 1983 legislation that resulted in most of the 1984 HUD Regulation changes to the definition of income, allowances, and rent calculations.

**IMPUTED ASSET.** Asset disposed of for less than Fair Market Value during two years preceding examination or reexamination.

**IMPUTED INCOME.** HUD passbook rate times the total cash value of assets, when assets exceed \$5,000.

**IMPUTED WELFARE INCOME.** The amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income. This amount is included in family annual income and, therefore, reflected in the family rental contribution based on this income.

**INCOME.** Income from all sources of each member of the household as determined in accordance with criteria established by HUD.

**INCOME-BASED RENT.** The tenant rent paid to the PHA that is based on family income and the PHA rental policies. The PHA uses a percentage of family income or some other reasonable system to set income-based rents. The PHA has broad flexibility in deciding how to set income-based rent for its tenants. However, the income-based tenant rent plus the PHA's allowance for tenant paid utilities may not exceed the “total tenant payment” as determined by a statutory formula.

**INCOMEFORELIGIBILITY.** AnnualIncome.

**INCOMETARGETING** .TheHUDadmissionsrequirementthatPHAsnotadmitlessthan thenumberrequiredbylawoffamilieswhoseincomedoesnotexceed30%ofthearea medianincomeinafiscalyear.

**INDIAN.** Any personrecognizedasanIndianorAlaskaNativebyanIndianTribe,the federalgovernment,oranyState.

**INDIANHOUSINGAUTHORITY(IHA).** Ahousingagencyestablishedeitherby exerciseofthepowerofself -governmentofanIndianTribe,independentofSta telaw,orby operationofStatelawprovidingspecificallyforhousingauthoritiesforIndians.

**INTERESTREDUCTIONSUBSIDIES.** Themonthlypaymentsordiscountsmadeby HUDtoreducethedebt-servicepaymentsand,hence,rentsrequiredonSection236and2 21 (d)(3)BMIRdevelopments.Includesmonthlyinterestreductionpaymentsmadeto mortgageesofSection236developmentsandfront -endloandiscountspaidonBMIR developments.

**INVOLUNTARILYDISPLACEDPERSON.** InvoluntarilyDisplacedApplicantsare applicantswhomeettheHUDdefinitionforthelocalpreference,formerlyknownasa federalpreference.

**LANDLORD.**ReferstotheHA,aseitherthelegalowneroftheproperty,ortheowner's representativeormanagingagentasdesignatedbytheowner.

**LEASE.** A writtenagreementbetweenanownerandaneligiblefamilyfortheleasingofa housingunit.

**LIVE-INAIDE.** Apersonwhoresideswithanelderlypersonordisabledpersonandwho:

Isdeterminedtobeessentialtothecareandwell -beingoftheperson.

Isnot obligatedforthesupportoftheperson.

Wouldnotbelivingintheunitexcepttoprovidenecessarysupportiveservices.

**LOCALPREFERENCE.** A preferenceusedbythePHAtoselectamongapplicantfamilies withoutregardtotheirdateandtimeofapplication .

**LOW-INCOMEFAMILY.** Thisdefinitionreplacesapreviousstatutoryreference. Generally,“low -income”designatesafamilywhoseincomedoesnotexceed80percentof areamedianincome,withcertainadjustments.

**MARKETRENT.** TherentHUDauthorizestheowne -rofFHAinsured/subsidizedmulti - familyhousingtocollectfromfamiliesineligibleforassistance.Forunsubsidizedunitsinan FHA-insuredmulti -familydevelopmentinwhichaportionofthetotalunitsreceive development-basedrentalassistance,under theRentalSupplementorSection202/Section8 Programs,theMarketRateRentisthatrentapprovedbyHUDandistheContractRentfora Section8Certificateholder.ForBMIRunits,MarketRentvariesbywhetherthe developmentisarentalorcooperative .

**MEDICAL EXPENSES.** Those total medical expenses anticipated during the period for which Annual Income is computed, and which are not covered by insurance. (Only Elderly Families qualify) The allowances are applied when medical expenses exceed 3% of Annual Income.

**MINIMUM RENT.** An amount established by the PHA between zero and \$50.00.

**MINOR.** A member of the family household (excluding foster children) other than the family head or spouse who is under 18 years of age.

**MONTHLY ADJUSTED INCOME.** 1/12 of the Annual Income after Allowances.

**MONTHLY INCOME.** 1/12 of the Annual Income before allowances.

**NEAR-ELDERLY FAMILY.** A family whose head, spouse, or sole member is at least 50, but less than 62 years of age. The term includes two or more near-elderly persons living together and one or more such persons living with one or more live-in aides.

**NET FAMILY ASSETS.** The net cash value of equity in savings, checking, IRA and Keogh accounts, real property, stocks, bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles is excluded from the definition.

**OCCUPANCY STANDARDS [Now referred to as Subsidy Standards].** Standards established by a PHA to determine the appropriate number of bedrooms for families of different sizes and compositions.

**PARTICIPANT.** A family that has been admitted to the PHA program, and is currently assisted in the program.

## **PERSON WITH DISABILITIES**

1. A person who has a disability, as defined in 42 U.S.C. 423, and is determined, under HUD regulations, to have a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration, substantially impedes the ability to live independently, and is of such a nature that the ability to live independently could be improved by more suitable housing conditions.
2. A person who has a developmental disability as defined in 42 U.S.C. 6001.
3. An "individual with handicaps", as defined in 24 CFR 8.3, for purposes of reasonable accommodation and program accessibility for persons with disabilities
4. Does not exclude persons who have AIDS or conditions arising from AIDS
5. Does not include a person whose disability is based solely on any drug or alcohol dependence (for low income housing eligibility purposes)

**PREMISES.** The building or complex in which the dwelling unit is located including common areas and grounds.

**PREVIOUSLY UNEMPLOYED.** Includes a person who has earned, in the twelve months previous to employment, no more than would be received for 10 hours of work per week for 50 weeks at the established minimum wage.

**PUBLIC ASSISTANCE.** Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, state, or local governments.

**PUBLIC HOUSING AGENCY (PHA).** A state, county, municipality, or other governmental entity or public body authorized to administer the programs. The term “PHA” includes an Indian housing authority (IHA). (“PHA” and “IHA” mean the same thing.)

**QUALIFIED FAMILY.** A family residing in public housing whose annual income increases as a result of employment of a family member who was unemployed for one or more years previous to employment; or increased earnings by a family member during participation in any economic self-sufficiency or on-the-job training program; or new employment or increased earnings of a family member, during or within 6 months after receiving assistance, benefits or services under any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the PHA in consultation with the local TANF agency and Welfare to Work programs. TANF includes income and benefits & services such as one-time payments, wages subsidies & transportation assistance, as long as the total amount over a 6-month period is at least \$500.

**QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.** The Act which amended the U.S. Housing Act of 1937 and is known as the Public Housing Reform Bill. The Act is directed at revitalizing and improving HUD’s Public Housing and Section 8 assistance programs.

**RECERTIFICATION.** Sometimes called reexamination. The process of securing documentation of total family income used to determine the rent the tenant will pay for the next 12 months if no interim changes are reported by the family.

**REMAINING MEMBER OF TENANT FAMILY.** Person left in assisted housing after other family members have left and become unassisted.

**RESIDENT** is used to refer to participants in terms of their relationship to the HA as the landlord.

**RESIDENCY PREFERENCE.** A local preference for admission of persons who reside in a specified geographic area.

**RESPONSIBLE ENTITY.** For the public housing, Section 8 tenant-based assistance, development-based certificate assistance and moderate rehabilitation program, the responsible entity means the PHA administering the program under an ACC with HUD. For all other Section 8 programs, the responsible entity means the Section 8 owner.

**SECRETARY.** The Secretary of Housing and Urban Development.

**SECURITY DEPOSIT.** A dollar amount which can be collected from the family by the owner upon termination of the lease and applied to unpaid rent, damages or other amounts owed to the owner under the lease according to State or local law.

**SERVICE PERSON.** A person in the active military or naval service (including the active reserve) of the United States.

**SINGLE PERSON.** A person living alone or intending to live alone who is not disabled, elderly, or displaced, or the remaining member of an intact family.

**SPECIFIED WELFARE BENEFIT REDUCTION.** Those reductions of welfare agency benefits (for a covered family) that may not result in a reduction of the family rental contribution. "Specified welfare benefit reduction" means a reduction of welfare benefits by the welfare agency, in whole or in part, for a family member, as determined by the welfare agency, because of fraud by a family member in connection with the welfare program; or because of welfare agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

**SPOUSE.** The marriage partner of the head of the household.

**SUBSIDIZED DEVELOPMENT.** A multi-family housing development (with the exception of a development owned by a cooperative housing mortgage corporation or association) which receives the benefit of subsidy in the form of:

Below-market interest rates pursuant to Section 221(d)(3) and (5) or interest reduction payments pursuant to Section 236 of the National Housing Act; or

Rents supplement payments under Section 101 of the Housing and Urban Development Act of 1965; or

Direct loans pursuant to Section 202 of the Housing Act of 1959; or

Payments under the Section 23 Housing Assistance Payments Program pursuant to Section 23 of the United States Housing Act of 1937 prior to amendment by the Housing and Community Development Act of 1974;

Payments under the Section 8 Housing Assistance Payments Program pursuant to Section 8 of the United States Housing Act after amendment by the Housing and Community Development Act unless the development is owned by a Public Housing Agency;

A Public Housing Development.

**SUBSIDY STANDARDS.** Standards established by a PHA to determine the appropriate number of bedrooms and amount of subsidy for families of different sizes and compositions.

**TENANT.** (Synonymous with resident) The person or persons who executes the lease as lessee of the dwelling unit.

**TENANT RENT.** The amount payable monthly by the family as rent to the PHA.

**TOTAL TENANT PAYMENT (TTP).** The total amount the HUD Rent formula requires the tenant to pay toward rent and utilities.

**UNIT/HOUSING UNIT.** Residential space for the private use of a family. The size of a unit is based on the number of bedrooms contained within the unit and generally ranges from zero bedroom to six bedrooms.

**UTILITIES.** Utilities means water, electricity, gas, other heating, refrigeration, cooking fuels, trash collection and sewage services. Telephone service is not included as a utility.

**UTILITY ALLOWANCE.** The PHA's estimate of the average monthly utility bills for an energy-conscious household. If all utilities are included in the rent, there is no utility allowance. The utility allowance will vary by unit size and type of utilities.

**UTILITY REIMBURSEMENT PAYMENT.** The amount, if any, by which the Utility Allowance for the unit, if applicable, exceeds the Total Tenant Payment for the family occupying the unit.

**VERY LARGE LOWER -INCOME FAMILY.** Prior to the change in the 1982 regulations this meant a lower -income family which included eight or more minors. (Term no longer used)

**VERY LOW INCOME FAMILY.** A Low -Income Family whose Annual Income does not exceed 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than 50% of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes.

**VETERAN.** A person who has served in the active military or naval service of the United States at any time and who shall have been discharged or released therefrom under conditions other than dishonorable.

**VIOLENT CRIMINAL ACTIVITY.** Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.

**WAITING LIST.** A list of families organized according to HUD Regulations and PHA policy who are waiting for subsidy to become available.

**WELFARE ASSISTANCE.** Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, state, or local governments. "Welfare assistance" means income assistance from Federal or State welfare programs, and includes only cash maintenance payments designed to meet a family's ongoing basic needs. The definition borrows from the Department of Health and Human Services' TANF definition of "assistance" and excludes nonrecurring short -term benefits designed to address individual crisis situations. For FSS purposes, the following do not constitute welfare assistance: food stamps; emergency rental and utilities assistance; and SSI, SSDI, and Social Security.

## **C. TERMS USED IN THE NON -CITIZEN RULE**



**CHILD.** A member of the family other than the family head or spouse who is under 18 years of age.

**CITIZEN.** A citizen or national of the United States.

**EVIDENCE.** Evidence of citizenship or eligible immigration status means the documents which must be submitted to evidence citizenship or eligible immigration status.

**PHA.** A housing authority - either a public housing agency or an Indian housing authority or both.

**HEAD OF HOUSEHOLD.** The adult member of the family who is the head of the household for purpose of determining income eligibility and rent.

**HUD.** Department of Housing and Urban Development.

**INS.** The U.S. Immigration and Naturalization Service.

**MIXED FAMILY.** A family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status.

**NATIONAL.** A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession.

**NONCITIZEN.** A person who is neither a citizen or national of the United States.

**NONCITIZEN RULE.** Refer to the regulation effective June 19, 1995, restricting assistance to U.S. citizens and eligible immigrants.

**PHA.** A housing authority who operates Public Housing.

**RESPONSIBLE ENTITY.** The person or entity responsible for administering the restrictions on providing assistance to non-citizens with ineligible immigration status (the PHA).

**SECTION 214.** Section 214 restricts HUD from making financial assistance available for non-citizens unless they meet one of the categories of eligible immigration status specified in Section 214.

**SPOUSE.** Spouse refers to the marriage partner, either a husband or wife, who is someone you need to divorce in order to dissolve the relationship. It includes the partner in a common law marriage. It does not cover boyfriends, girlfriends, significant others, or "co-heads." "Co-head" is a term recognized by some HUD programs, but not by public and Indian housing programs.

